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Planning Commission

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES, PRINCIPAL PLANNER 
(480) 503-6729, AMYE.TEMES@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER 
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: AUGUST 5, 2020

SUBJECT: S20-06 VAL VISTA SQUARE PRELIMINARY PLAT

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the continued development of a mixed use project.

RECOMMENDED MOTION

Approve the Findings of Fact and approve S20-06, Val Vista Square: Preliminary Plat and Open Space Plan for Gilbert Growth Properties a commercial subdivision on approximately 29.25 acres, generally located at the southeast corner of Val Vista Drive and Pecos Road in the Regional Commercial (RC) and Multifamily/High zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

PRELIMINARY PLAT APPLICANT/OWNER

Company: Gilbert Growth Properties, LLC
Name: Morgan Neville
Address: 9920 S. Rural Rd. #108-116
Tempe, Arizona 85284]
Phone: 480-586-4300
Email: hutchjhawk@cox.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	The Town Council approved GP98-05 a General Plan amendment and Specific Area Plan for the Spectrum at Val Vista. Town Council approved the Z99-06 for Spectrum at Val Vista by adopting Ordinance No. 1209. Council further approved a corresponding Development Agreement and Pre-Annexation Agreement for the Project.
<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
<i>March 15, 2005</i>	Town Council approved an amendment Z04-41 for the Spectrum at Val Vista PAD, Main Street Commons, Ordinance No. 1641.
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13.
<i>July 27, 2010</i>	Town Council approved Z10-06, WinCo, Parcel 9.
<i>August 16, 2012</i>	Town Council approved Z12-09 in Ordinance No. 2380, rezoning approximately 51 acres.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines.
<i>December 10, 2015</i>	Design Review Board approved DR15-54 Unison Bank.
<i>December 5, 2018</i>	The Planning Commission Approval Aldi Grocery
<i>December 4, 2019</i>	Town Council approved GP19-12 reclassification of 9.1 acres from Regional Commercial to Residential >25-50 Du/Acre land use classification and Z19-24 rezoning amending 34.1 acres of Regional Commercial (RC) to approx. 25.0 acres of Regional Commercial (RC) and 9.1 acres of Multi-Family/High (MF/H) zoning district, all within PAD overlay in Ordinance No. 2743.
<i>July 1, 2020</i>	Planning Commission Study Session for Novel at Val Vista and Val Vista Square Preliminary Plat.
<i>August 4, 2020</i>	Administrative Use Permit for shared parking within Val Vista Square. Decision Date 8/4/2020.

Overview

Main Street Common/Val Vista Square began as an approximately 55-acre mixed-use development located just north of the northeast corner of Val Vista Drive and the Loop 202 Santan Freeway in Gilbert, Arizona. Most of the vacant project property is owned by Gilbert Growth Properties LLC (a single-purpose ownership entity of the Park Corporation). The

overall development has been developed with Mountainside Fitness, three hotels, Winco Grocery Store, the Veterans Administration Medical Clinic, Unison Bank and various in-line shops and fast food. An ALDI grocery store is under construction to the east of the project site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial, Shopping Center and General Office	Regional Commercial, Shopping Center and General Office PAD	Vacant Val Vista Square, then Pecos Road, then Rome Towers and vacant
South	Regional Commercial	Regional Commercial PAD	Vacant Val Vista Square, then Market Street, then shared retention
East	Regional Commercial	Regional Commercial PAD	Aldi Under Construction, Unison Bake, then Market Street, then Winco
West	Regional Commercial	Regional Commercial PAD	Veteran's Clinic and vacant Val Vista Square
Site	Regional Commercial and Residential > 25-50 DU/Ac.	Regional Commercial and Multi-Family/High PAD	Vacant

Preliminary Plat

The 29.25 acre preliminary plat has been brought forward since the remaining large parcel of vacant land is being split into multiple parcels. The split exceeds the number of parcels that are permitted without a preliminary plat being approved prior to a final plat. Most of the requirements of a preliminary plat have previously been addressed in the Val Vista Square Design Guidelines (DR14-06). The guidelines speak to architecture, landscape, amenities and connectivity. Staff has no outstanding issues with the documents as presented at Study Session and the documents provided are consistent with the existing ordinances, development plans, previously approved Design Reviews and Design Guidelines.

The project was planned and is developing in multiple phases. Previous lots were split off, but the recent property division triggered a preliminary plat. In DR14-06 the circulation, landscape, grading, color and materials were approved in a Design Guideline booklet. This proposal is consistent with the previously approved materials and is consistent with the Development Plan per Ordinance No 2743. The Design Guideline booklet content has been updated as part of this approval process.

Project Data Table

Site Development Regulations	Required per Ordinance No. 2380 and the LDC	Proposed
Project Area	NA	29.25
Minimum Building Setbacks (ft.)		
Front to Val Vista	25	25
Front to Pecos	25	25
Front to Market	20	20
Front Internal	0	0
Side to Val Vista	25	25
Side to Pecos	25	25
Side to Market	20	20
Side Internal	0	0
Rear Internal	0	0
Minimum Perimeter Landscape (ft.)		
Front to Val Vista	25	25
Front to Pecos	25	25
Front to Market	20	20
Side to Val Vista	20	20
Side to Pecos	20	20
Side to Market	20	20
Side Internal	0	0
Rear Internal	0	0

Open Space Plan

The open space plan for entries and streetscape was laid out in the original Main Street Commons PAD. In Z12-09 the original concept was readopted and readopted again in the DR14-06 Design Guidelines. The Design Guidelines were updated per the latest projects and proposals. The street trees along Market are Palo Verde and along Pecos are Evergreen Elms. The screen walls throughout are consistent in design, colors and materials. Internal to the project the streetscape is being coordinated between projects providing shaded sidewalks, consistent plant materials, and specialty paving.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STUDY SESSION 7.1.20

Planning Commission had no comments regarding the preliminary plat and the transfer of the updated design guidelines (DR14-06) to the preliminary plat approval.

STAFF RECOMMENDATION

Approve the Findings of Fact and S20-06, Val Vista Square: Preliminary Plat and Open Space Plan for Gilbert Growth Properties for a commercial subdivision on approximately 29.25 acres, generally located at the southeast corner of Val Vista Drive and Pecos Road in the Regional Commercial (RC) and Multifamily/High (MF/H) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions.

- a. The Final Plat and Open Space Plans for Val Vista Square and construction of the project shall be in substantial conformance with Exhibits 4, 5 and 6 approved by the Planning Commission/ Design Review Board at the August 5, 2020 public hearing.
- b. Future proposed signage complying with the Land Development Code shall conform to the Val Vista Square Master Sign Plan. Amendments may be approved administratively by Planning Staff prior to submitting for sign permits.

Respectfully submitted,



Amy Temes
Principal Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Preliminary Plat
- 5) Design Guidelines (including development plan, landscape, drainage, colors and materials)
- 6) Applicant's Narrative

FINDINGS OF FACT S20-06, PROJECT

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

Notice of Public Hearing

**S20-06: Val Vista Square
Attachment 2 -NOPH**

PLANNING COMMISSION DATE:

Wednesday, August 5, 2020* TIME: 6:00 PM

LOCATION: *Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.*

***Call Planning Division to verify date and time: (480) 503-6729**

*** The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.**

REQUESTED ACTION:

S20-06 VAL VISTA SQUARE REPLAT-PARCEL 1B AND MAIN STREET COMMONS PARCEL 5: Request to approve a Preliminary Plat and Open Space Plan for Val Vista Square, on approx. 34.11 acres located at the southeast corner of Val Vista Drive and Pecos Road in the Regional Commercial (RC) and Multi Family / High zoning districts with a Planned Area

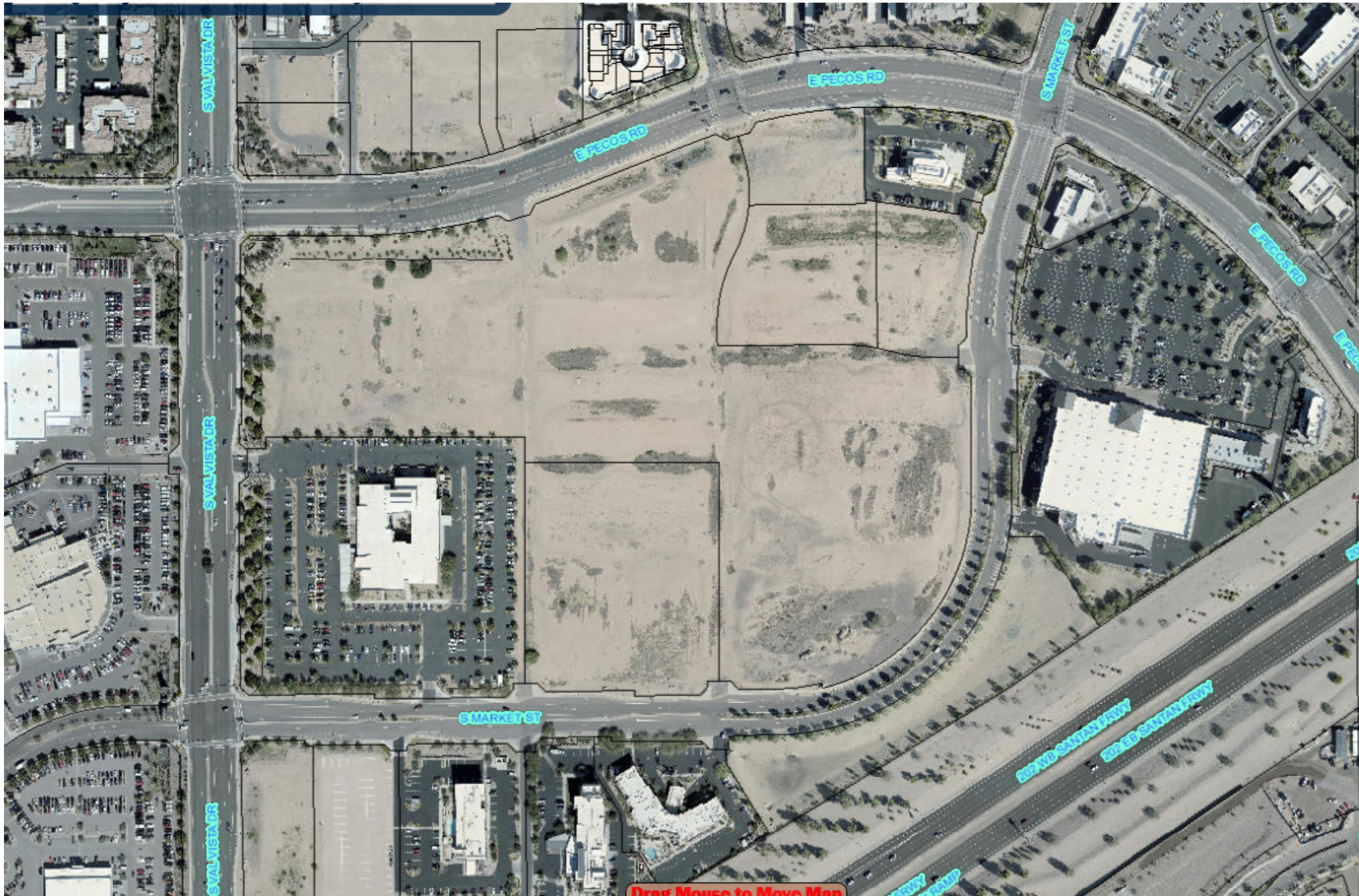
SITE LOCATION:



APPLICANT: Gilbert Growth Properties LLC
CONTACT: Morgan Neville
ADDRESS: 9920 S. Rural Rd., Ste 108-16
Tempe, AZ 85284

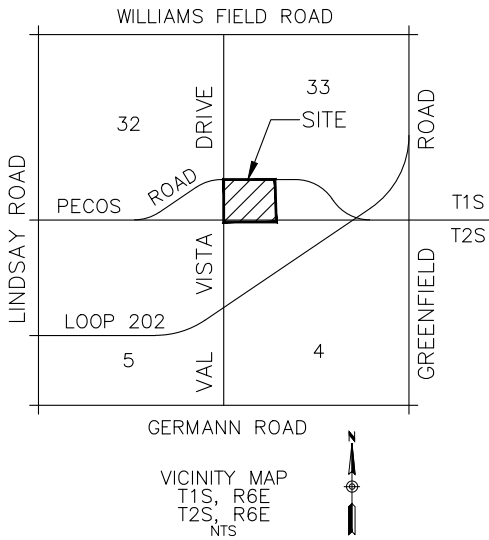
TELEPHONE: 480-596-4300
E-MAIL: hutchjhawk@cox.net

**S20-06: Val Vista Square
Attachment 3 - Aerial**



REPLAT

OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AS RECORDED IN BOOK 1458 OF MAPS ON PAGE 28, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND OF PARCEL 5 OF MAIN STREET COMMONS AS RECORDED IN BOOK 753 OF MAPS ON PAGE 18, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

KNOW TO ALL MEN BY THESE PRESENTS: THAT GILBERT GROWTH PROPERTIES LLC A DELAWARE LIMITED LIABILITY COMPANY (OWNER) DOES HEREBY PUBLISH THIS REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS. OWNER DECLARES THAT SAID REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS AND THOSE AREAS DESIGNATED ON THE REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS FOR PUBLIC USE AS PUBLIC UTILITY EASEMENTS AND LANDSCAPE EASEMENTS. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATION UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSONS, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS HAS CONSENTED TO, OR JOINED IN THIS REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS IS RECORDED.

THE REPLAT OF PARCEL 1B OF AMENDED MINOR LAND DIVISION AND PARCEL 5 OF MAIN STREET COMMONS SHALL NOT TERMINATE OR MODIFY ANY EASEMENTS GRANTED OR CREATED BY THE FINAL PLAT OF MAIN STREET COMMONS INCLUDING, BUT NOT LIMITED TO, THE VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENTS GRANTED BETWEEN PARCELS 1-7; AND RE-AFFIRMED BY THE FINAL PLAT OF VAL VISTA SQUARE.

THE UNDERSIGNED OWNER REPRESENTS AND WARRANTS THAT THE PROPERTY INCLUDED IN THE DEDICATED TRACTS IS FREE AND CLEAR OF ALL MONETARY LIENS AND THE DEDICATED TRACTS ARE NOT BEING USED FOR SECURITY OR OTHER COLLATERAL FOR ANY DEBT OF OWNER.

GILBERT GROWTH PROPERTIES LLC A DELAWARE LIMITED LIABILITY COMPANY:

BY: _____
NAME: _____ DATE _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER

GILBERT GROWTH PROPERTIES LLC
A DELAWARE LIMITED LIABILITY COMPANY
9920 S. RURAL RD., SUITE 108-16
TEMPE, AZ 85284-4100
PHONE: 480-586-4300
ATTN: MORGAN NEVILLE

APPLICANT

GILBERT GROWTH PROPERTIES LLC
A DELAWARE LIMITED LIABILITY COMPANY
9920 S. RURAL RD., SUITE 108-16
TEMPE, AZ 85284-4100
PHONE: 480-586-4300
ATTN: MORGAN NEVILLE

SURVEYOR

C. STEVE DURYEA, JR., RLS
DIBBLE ENGINEERING
7878 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: 602-957-1155

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T1S, R6E, GILA & SALT RIVER MERIDIAN, BEARING NORTH 00°11'49" WEST.

GENERAL NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE TOWN OF GILBERT.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT OF WAY ADJACENT TO THE PROJECT. THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR 24 HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO THE SAN TAN FREEWAY, IS LIKELY TO EXPERIENCE NOISE FROM THE FREEWAY, WHICH COULD BE A CONCERN TO SOME INDIVIDUALS.
- THE PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2742M, DATED NOVEMBER 4, 2015. THIS DESIGNATION STATES: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- UNDEVELOPED AREAS OF THIS PLAT ARE TO CONTAIN RUNOFF WITH TEMPORARY RETENTION BASINS MAINTAINED BY THE PROPERTY OWNER UNTIL SUCH TIME THAT PERMANENT BASINS OR CONNECTIONS TO THE OFF-SITE SURFACE BASIN ARE CONSTRUCTED TO RETAIN THE AREA'S ON-SITE AND ANY REQUIRED OFF-SITE HALF STREETS.

AREA

LOT NO.	SQUARE FEET	ACRES
1	317,159	7.281
2	374,848	8.605
3	47,544	1.091
4	412,692	9.474
5	121,846	2.797
TOTAL	1,274,089	29.249

TABLE OF CONTENTS

SHT 1 COVER SHEET
SHT 2 DETAIL SHEET
SHT 3 EXISTING EASEMENTS
SHT 4 PROPOSED EASEMENTS
SHT 5 MONUMENTATION AND TABLES
SHT 6 EXISTING AND PROPOSED PRIVATE SEWERS

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

C. STEVE DURYEA, JR. RLS #31019



COVER SHEET

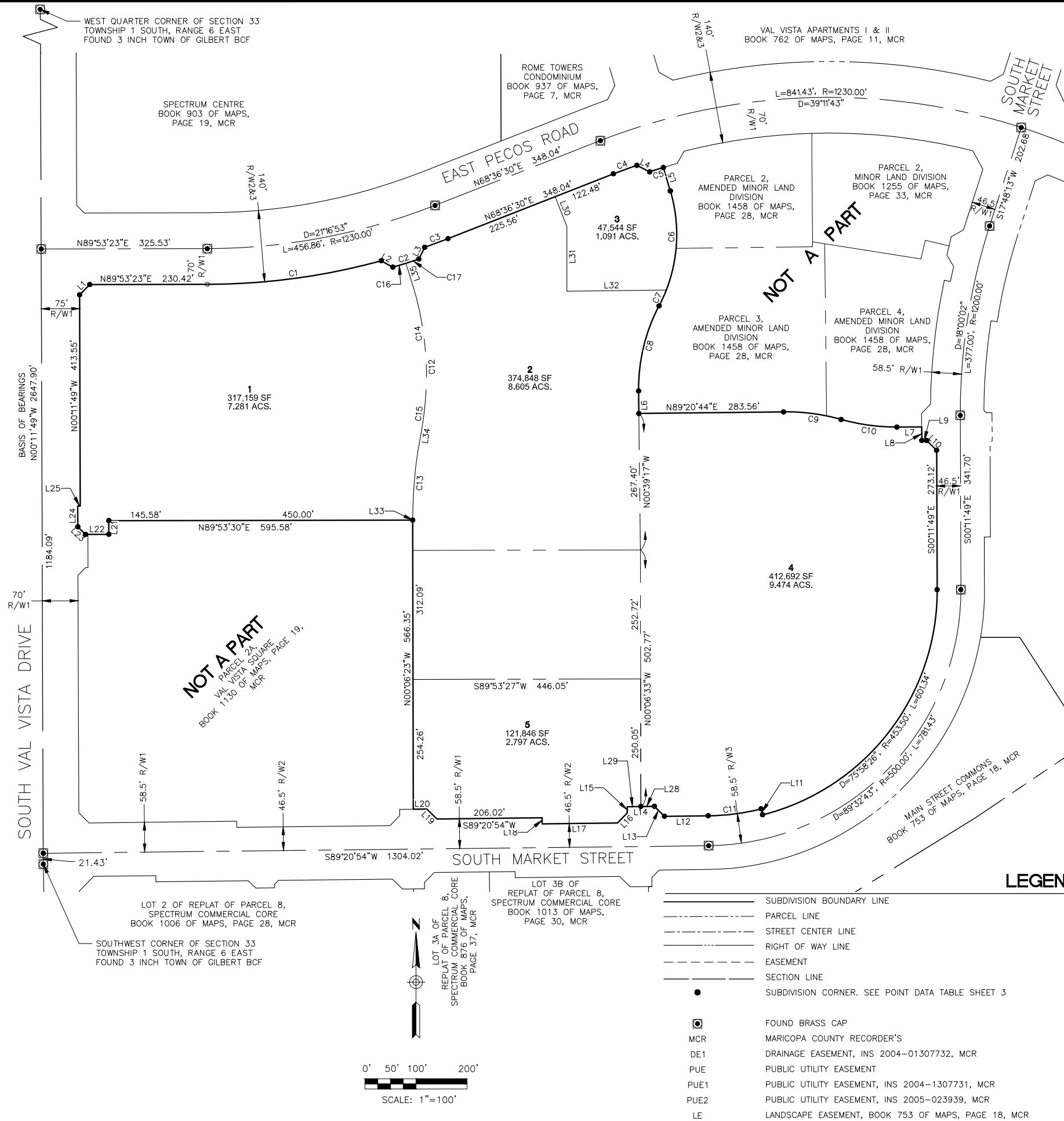
REPLAT
OF PARCEL 1B AMENDED MINOR LAND
DIVISION AND
MAIN STREET COMMONS PARCEL 5

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Suite 300
Phoenix, AZ 85020
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F 602.957.2838
www.dibblecorp.com

Dibble
Engineering™

PROJECT NO: 1119149	DATE: APR 2020	SCALE: AS SHOWN
SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPC
FIELD WORK: REK		REVIEWED: CSD
REVISIONS:		
SHEET	1	OF 6

FILE:V:\PROJECTS\2018\1119149 - Replat\1119149-REPLAT-5.dwg DATE:Jan 24, 2020 TIME: 09:57 am



NOTES:

- ALL PUBLIC AND SEWER EASEMENTS DEDICATED BY BOOK 753 OF MAPS, PAGE 18 WERE ABANDONED BY TOWN OF GILBERT RESOLUTION NO. 3116.
- SEE SHEET 3 OF 6 FOR EXISTING EASEMENTS DATA.
- SEE SHEET 4 OF 6 FOR PROPOSED WATER LINE EASEMENT DATA.
- SEE SHEET 5 OF 6 FOR LINE AND CURVE TABLES.
- SEE SHEET 5 OF 6 FOR POINT DATA TABLE.

DETAIL SHEET

PROJECT NO: 1119149	DATE: APR 2020	SCALE: AS SHOWN
SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPC
FIELD WORK: REK		REVIEWED: CSD
REVISIONS:		
SHEET	2	OF 6

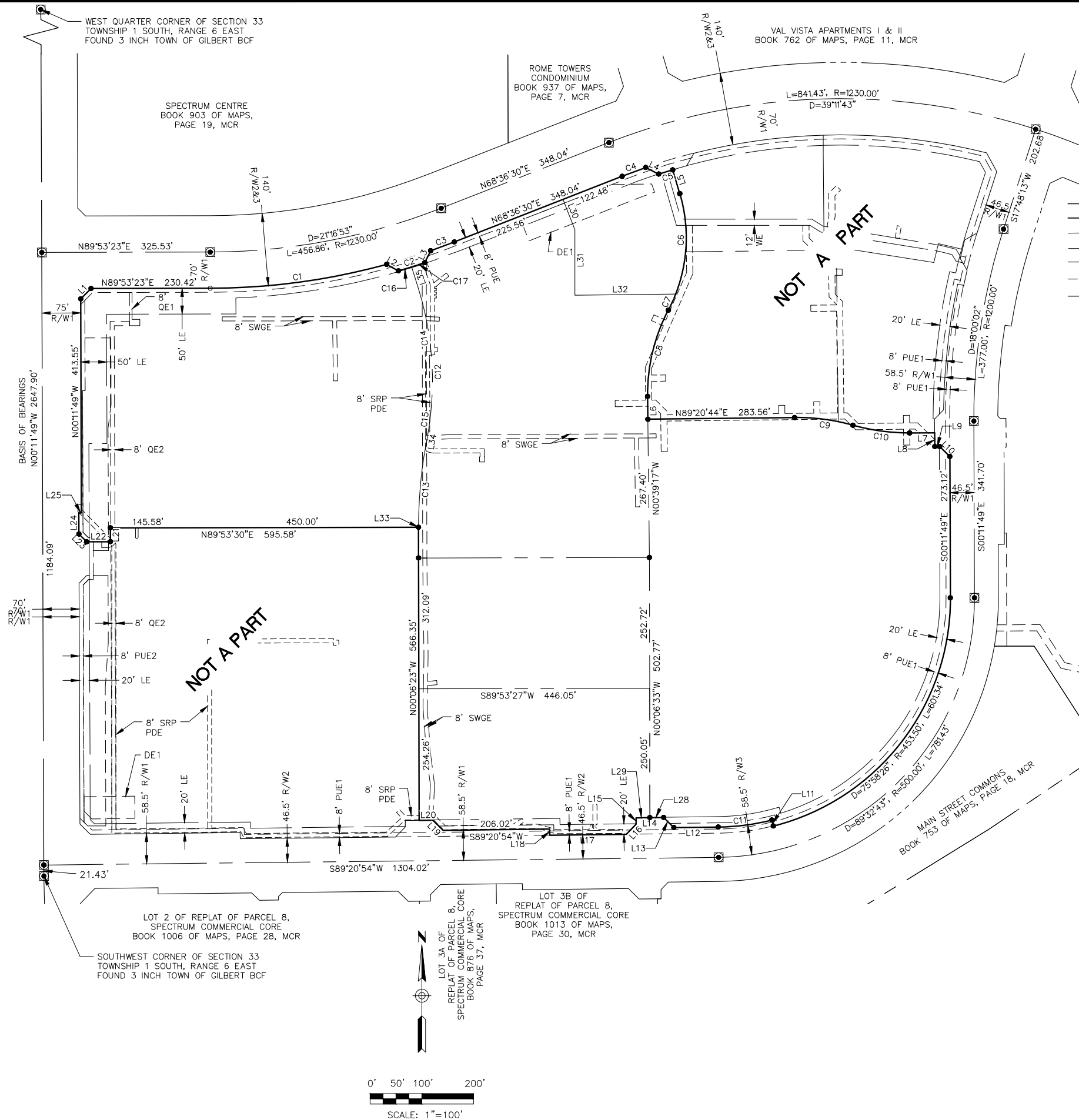


REPLAT
OF PARCEL 1B AMENDED MINOR LAND
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MAIN STREET COMMONS PARCEL 5

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FILE\\V\\PROJECTS\\2019\\1119149 - REPLAT - MAPS\\1119149-REPLAT-SHEET 1-2-3-4.dwg DATE: 04/24/2020 TIME: 10:00 am



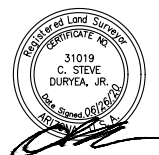
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5. SEE SHEET 5 OF 6 FOR POINT DATA TABLE.

LEGEND

	SUBDIVISION BOUNDARY LINE
	PARCEL LINE
	STREET CENTER LINE
	RIGHT OF WAY LINE
	EASEMENT
	SECTION LINE
	SUBDIVISION CORNER. SEE POINT DATA TABLE SHEET 3
	FOUND BRASS CAP
MCR	MARICOPA COUNTY RECORDER'S
DE1	DRAINAGE EASEMENT, INS 2004-01307732, MCR
PUE	PUBLIC UTILITY EASEMENT
PUE1	PUBLIC UTILITY EASEMENT, INS 2004-1307731, MCR
PUE2	PUBLIC UTILITY EASEMENT, INS 2005-023939, MCR
LE	LANDSCAPE EASEMENT, BOOK 753 OF MAPS, PAGE 18, MCR
SRP PDE	SRP POWER DISTRIBUTION EASEMENT, INS 2007-1092867 & 2009-0099874, MCR.
QE1	QWEST EASEMENT, INS 2006-0811615, MCR
QE2	QWEST EASEMENT, INS 2008-0923250, MCR
SWGE	SOUTHWEST GAS EASEMENT, INS 2013-0174994 & 2013-0174994
R/W1	RIGHT OF WAY BOOK 753 OF MAPS, PAGE 18, MCR & 2014-0533912
R/W2	RIGHT OF WAY INS 2004-690196, MCR
R/W3	RIGHT OF WAY INS 2004-1307736, MCR
L1	LINE TAG
C1	CURVE TAG
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
WE	WATER EASEMENT

EXISTING EASEMENTS SHEET



PROJECT NO: 1119149	DATE: APR 2020	SCALE: AS SHOWN
SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPC
FIELD WORK: REK		REVIEWED: CSD
REVISIONS:		

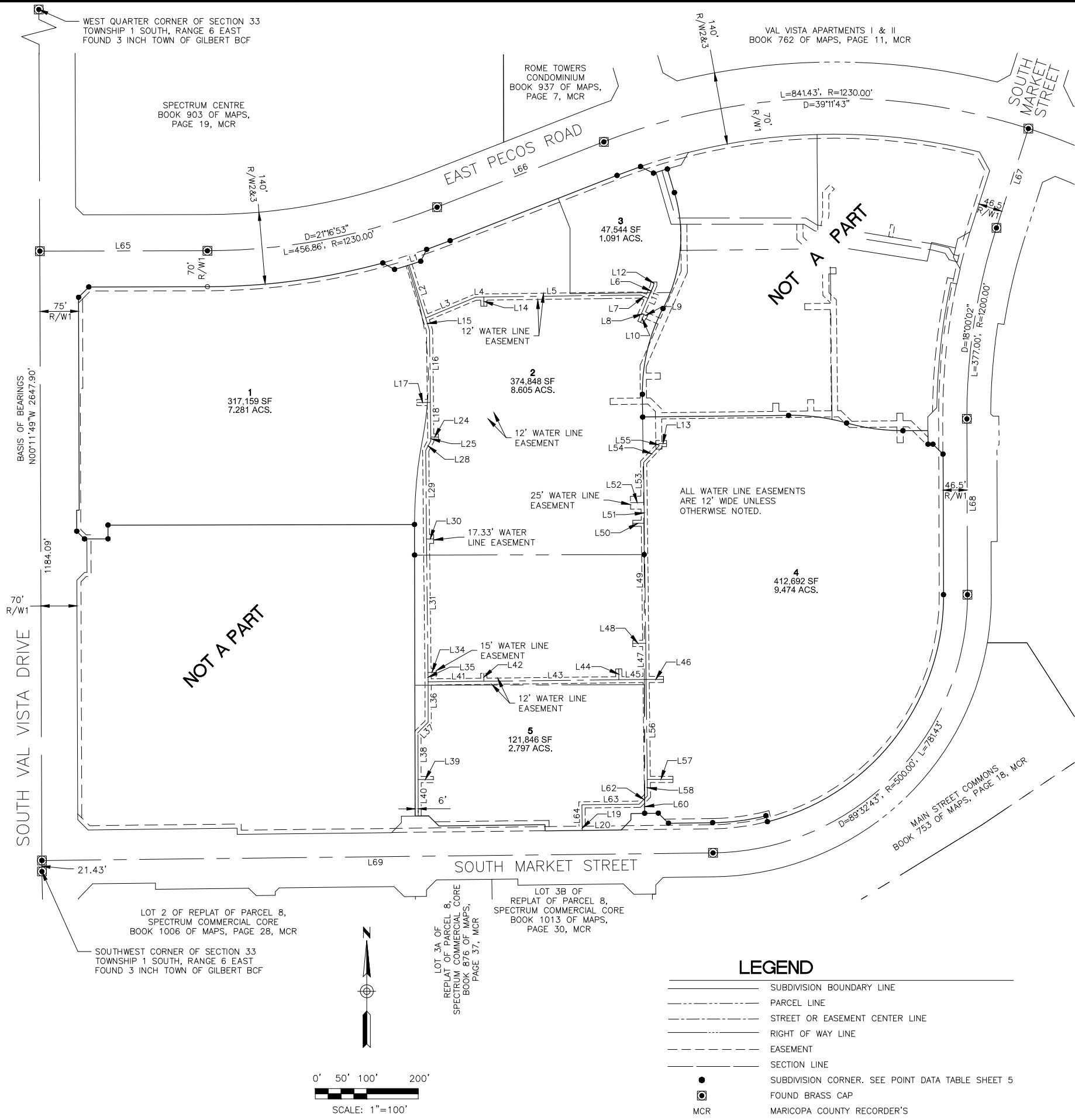
SHEET
3
OF 6

REPLAT
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MAIN STREET COMMONS PARCEL 5

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FILE: \\PROJECTS\2018\1119149 - Replat\CD\1805-REPLAT SHF 4.dwg DATE: 05/18/2020 TIME: 10:03 am



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N72°04'41"E	23.79'
L2	S17°24'36"E	107.77'
L3	N67°20'44"E	105.39'
L4	N89°16'40"E	15.71'
L5	N89°16'40"E	304.68'
L6	N23°35'41"E	27.44'
L7	S66°24'09"E	15.79'
L8	S66°24'19"E	5.40'
L9	S66°24'19"E	7.15'
L10	N23°32'04"E	16.53'
L11	S23°35'41"W	59.58'
L12	N01°05'41"E	6.64'
L13	N90°00'00"E	14.98'
L14	S00°39'16"E	17.77'
L15	S17°24'36"E	25.35'
L16	S00°39'16"E	139.82'
L17	S89°20'44"W	26.32'
L18	S00°39'16"E	67.31'
L19	S00°39'06"E	8.28'
L20	N89°20'54"E	75.60'
L24	N89°20'44"E	14.97'
L25	S00°39'16"E	7.17'
L28	S27°25'31"W	21.50'
L29	S00°30'00"E	171.80'
L30	S89°20'44"W	14.00'
L31	S00°39'16"E	259.21'
L34	S89°20'44"W	16.17'
L35	S00°39'14"E	18.44'
L36	N00°00'10"W	78.38'
L37	N44°59'50"E	27.78'
L38	N00°06'23"W	91.69'
L39	N89°59'51"E	29.90'
L40	N00°06'23"W	70.78'
L41	N89°20'44"E	108.28'
L42	S00°39'16"E	15.54'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L43	N89°20'44"E	262.27'
L44	S00°39'16"E	21.02'
L45	N89°20'44"E	52.96'
L46	N89°59'50"E	33.69'
L47	N00°39'06"W	70.17'
L48	S89°20'44"W	25.23'
L49	N00°39'06"W	233.27'
L50	N89°20'44"E	22.50'
L51	N00°39'06"W	40.22'
L52	N89°20'44"E	26.50'
L53	N00°39'06"W	78.04'
L54	N43°13'15"E	43.16'
L55	N00°39'06"W	5.00'
L56	N00°39'06"W	194.22'
L57	S89°59'50"W	50.04'
L58	N00°39'06"W	32.16'
L60	N00°06'33"W	26.00'
L62	N44°53'37"E	22.69'
L63	N89°27'53"E	111.22'
L64	N00°35'36"W	41.68'
L65	N89°53'23"E	325.53'
L66	N68°36'30"E	348.04'
L67	S17°48'13"W	202.68'
L68	S00°11'49"E	341.70'
L69	S89°20'54"W	1304.02'

- NOTES:
1. ALL PUBLIC AND SEWER EASEMENTS DEDICATED BY BOOK 753 OF MAPS, PAGE 18 WERE ABANDONED BY TOWN OF GILBERT RESOLUTION NO. 3116.
 2. SEE SHEET 5 OF 6 FOR POINT DATA TABLE.

PROPOSED EASEMENTS SHEET

PROJECT NO: 1119149	DATE: APR 2020	SCALE: AS SHOWN
SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPC
FIELD WORK: REK		REVIEWED: CSD
REVISIONS:		

SHEET

4

OF 6

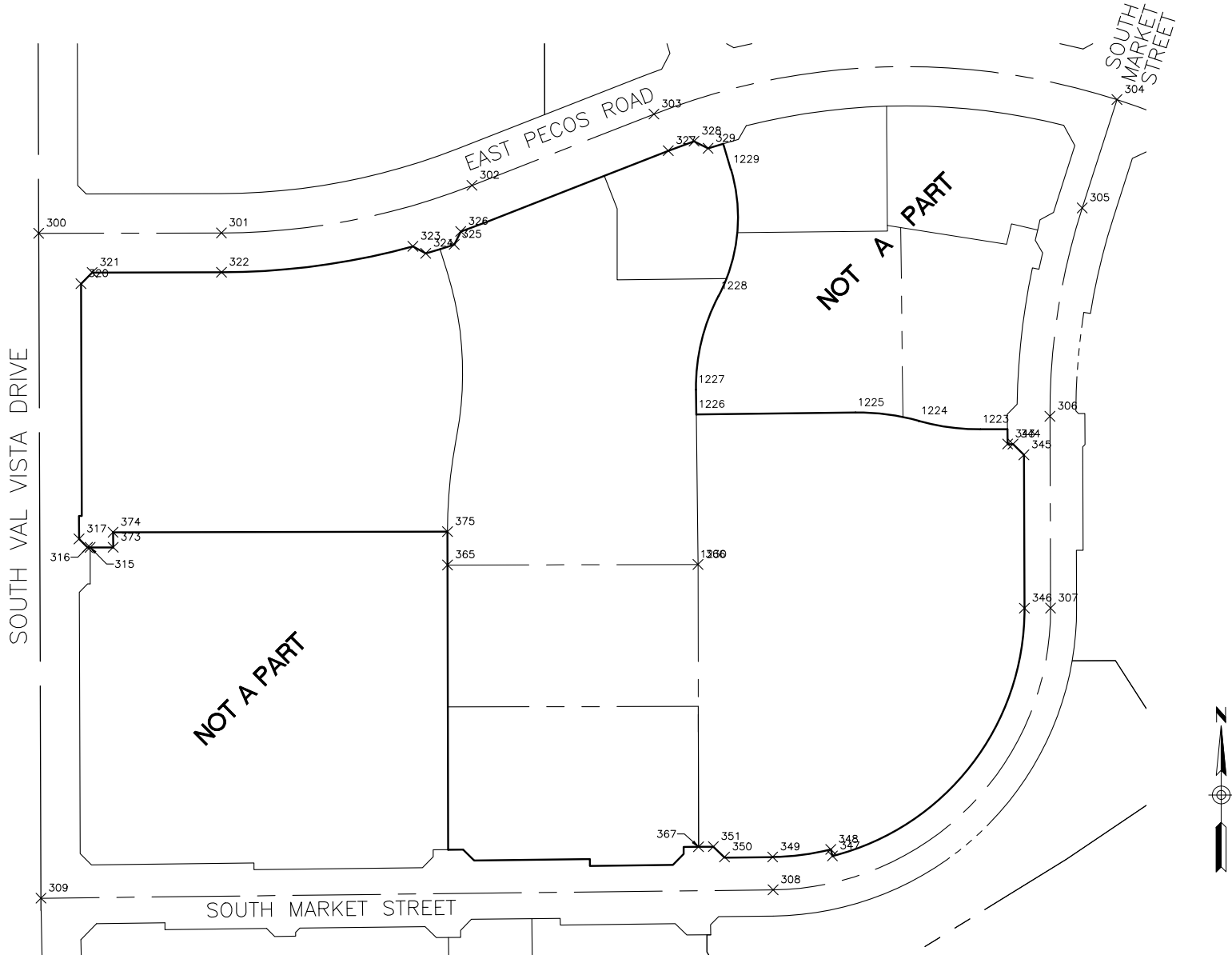
REPLAT
OF PARCEL 1B AMENDED MINOR LAND
DIVISION AND
MAIN STREET COMMONS PARCEL 5

7878 N. 16th Street
Suite 300
Phoenix, AZ 85020
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www.dibblecorp.com

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Engineering



FILE\\V\\PROJECTS\\2019\\1119149 - Replat\\CADD\\M005-REPLAT.DWG DATE: Jan 24, 2020 TIME: 10:00 am



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N44°50'47"E	28.26'
L2	S61°20'37"E	26.04'
L3	N26°30'01"E	25.91'
L4	S63°09'10"E	28.12'
L5	S16°35'02"E	47.80'
L6	S00°39'16"E	44.25'
L7	S89°48'01"W	48.54'
L8	S00°35'32"E	26.57'
L9	S89°17'22"E	9.50'
L10	S45°34'29"E	27.40'
L11	N14°13'23"W	12.00'
L12	S89°20'54"W	85.74'
L13	N45°34'29"W	27.81'
L14	N89°24'28"E	53.15'
L15	S00°02'30"E	12.45'
L16	S44°25'31"W	27.32'
L17	S89°20'54"W	147.72'
L18	N00°39'06"W	12.00'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L19	N45°34'29"W	27.82'
L20	N89°24'28"E	26.58'
L21	S00°06'32"E	26.82'
L22	N89°52'47"E	45.67'
L23	N45°11'49"W	21.21'
L24	N00°11'49"W	40.99'
L25	N89°48'11"E	5.00'
L26	S89°53'37"W	79.98'
L27	N89°53'46"E	2.17'
L28	N89°24'18"E	26.52'
L29	N89°24'18"E	26.63'
L30	S21°23'30"E	62.88'
L31	S00°00'10"E	126.61'
L32	N89°20'44"E	194.62'
L33	S00°06'13"E	0.06'
L34	S10°32'30"W	11.01'
L35	S17°16'55"E	44.28'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	344.99'	1300.00'	15°12'18"
C2	53.13'	1318.21'	2°18'34"
C3	48.69'	1300.00'	2°08'45"
C4	48.86'	1160.00'	2°24'48"
C5	28.09'	1140.00'	1°24'43"
C6	198.04'	300.00'	37°49'22"
C7	33.93'	300.00'	6°28'49"
C8	173.32'	350.00'	28°22'25"
C9	114.07'	400.00'	16°20'21"
C10	110.89'	400.00'	15°53'04"
C11	104.58'	441.50'	13°34'17"
C12	291.37'	600.00'	27°49'25"
C13	162.98'	877.00'	10°38'53"
C14	218.59'	600.00'	20°52'26"
C15	72.78'	600.00'	6°57'00"
C16	26.57'	1318.21'	1°09'17"
C17	26.57'	1318.21'	1°09'17"
C18	53.14'	65.00'	46°50'17"
C19	81.22'	99.35'	46°50'16"

POINT DATA TABLE	
POINT NO	DESCRIPTION
300	FND 3 INCH TOWN OF GILBERT BCF
301	FND 3 INCH TOWN OF GILBERT BCF
302	FND 3 INCH TOWN OF GILBERT BC
303	FND 3 INCH TOWN OF GILBERT BCF
304	FND 3 INCH TOWN OF GILBERT BCHH
305	FND 3 INCH TOWN OF GILBERT BCF
306	FND 3 INCH TOWN OF GILBERT BCF
307	FND 3 INCH TOWN OF GILBERT BCF
308	FND 3 INCH TOWN OF GILBERT BCF
309	FND 3 INCH TOWN OF GILBERT BC
315	FND REBAR W/PLASTIC CAP RLS 37495
316	FND REBAR W/PLASTIC CAP RLS 31019
317	FND REBAR W/PLASTIC CAP RLS 37495
318	FND CHISELED X IN CONC SIDEWALK.
319	FND REBAR W/PLASTIC CAP RLS 37495
320	FND REBAR W/PLASTIC CAP MARKED LS 37495
321	FND REBAR W/ PLASTIC CAP MARKED LS 37495
322	FND REBAR W/ PLASTIC CAP RLS 31019
323	FND REBAR W/ PLASTIC CAP RLS 31019
324	FND REBAR W/ PLASTIC CAP RLS 31019

POINT DATA TABLE	
POINT NO	DESCRIPTION
325	FND REBAR W/ PLASTIC CAP RLS 31019
326	FND REBAR W/ PLASTIC CAP MARKED LS 52139.
327	FND REBAR W/PLASTIC CAP ILLEGIBLE.
328	FND REBAR W/ BROKEN CAP ILLEGIBLE.
329	FND REBAR W/ PLASTIC CAP RLS 31019.
330	FND REBAR W/ PLASTIC CAP RLS 31019
331	FND REBAR W/ PLASTIC CAP LS 52139.
338	FND CHISELED X IN CONC SIDEWALK.
339	FND REBAR W/ PLASTIC CAP RLS 31019
340	FND REBAR W/ PLASTIC CAP RLS 31019
341	FND REBAR W/ PLASTIC CAP RLS 31019
342	FND REBAR W/ PLASTIC CAP RLS 31019
343	FND REBAR W/ PLASTIC CAP RLS 31019
344	FND CHISELED X IN CONC SIDEWALK.
345	FND REBAR W/PLASTIC CAP RLS 37495
346	FND CHISELED X IN CONC SIDEWALK.
347	FND REBAR W/ PLASTIC CAP RLS 31019
348	FND REBAR W/ PLASTIC CAP RLS 31019
349	FND REBAR W/ PLASTIC CAP RLS 31019
350	FND REBAR W/ PLASTIC CAP RLS 31019

POINT DATA TABLE	
POINT NO	DESCRIPTION
351	FND REBAR W/ PLASTIC CAP RLS 31019
365	FND REBAR W/ PLASTIC CAP RLS 31019
366	FND REBAR W/ PLASTIC CAP RLS 31019
367	FND REBAR W/ PLASTIC CAP RLS 31019
373	FND REBAR W/ PLASTIC CAP RLS 31019
374	FND REBAR W/ PLASTIC CAP RLS 31019
375	FND REBAR W/ PLASTIC CAP RLS 31019
1211	FND CHISELED "X" IN CONCRETE
1212	FND NAIL & WASHER "RLS 31019"
1213	FND CHISELED "X" IN CONCRETE
1214	FND NAIL & WASHER "RLS 31019"
1215	FND CHISELED "X" IN CONCRETE
1216	FND CHISELED "X" IN CONCRETE
1222	FND REBAR
1223	FND REBAR W/ PLASTIC CAP RLS 31019
1224	FND REBAR W/ PLASTIC CAP RLS 31019
1225	FND REBAR W/ PLASTIC CAP RLS 31019
1226	FND REBAR W/ PLASTIC CAP RLS 31019
1227	FND REBAR W/ PLASTIC CAP RLS 31019
1228	FND REBAR W/ PLASTIC CAP RLS 31019
1229	FND REBAR W/ PLASTIC CAP RLS 31019
1230	FND REBAR W/ PLASTIC CAP RLS 31019
1231	FND REBAR W/ PLASTIC CAP RLS 31019
1232	FND REBAR W/ PLASTIC CAP RLS 31019
1233	FND REBAR W/ PLASTIC CAP RLS 31019
1500	FND NAIL & WASHER "RLS 31019"



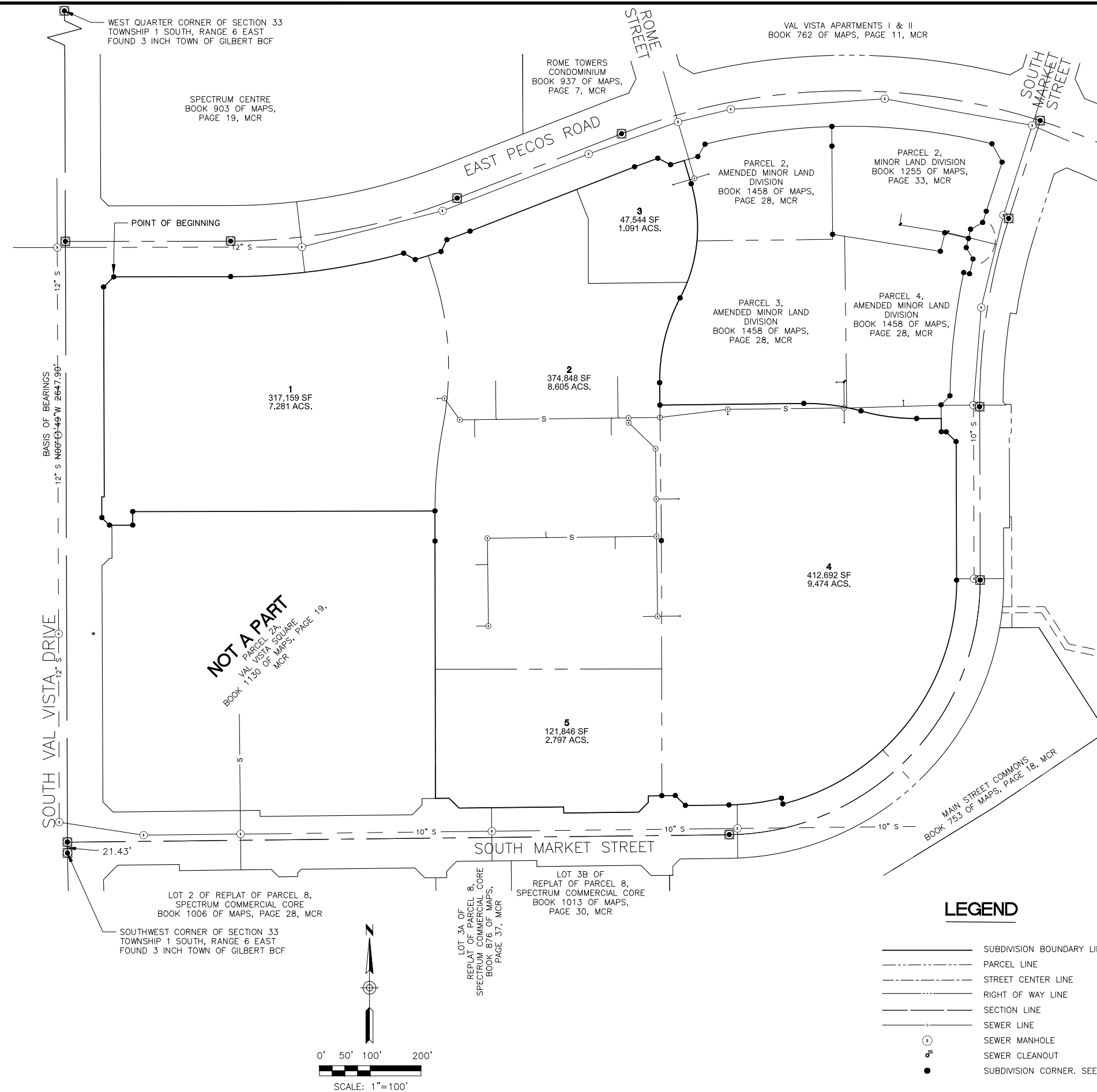
MONUMENTATION AND TABLES

SHEET	PROJECT NO: 1119149	DATE: APR 2020	SCALE: AS SHOWN
	SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPC
	FIELD WORK: REK		REVIEWED: CSD
	REVISIONS:		
5			
OF 6			

REPLAT
OF PARCEL 1B AMENDED MINOR LAND
DIVISION AND
MAIN STREET COMMONS PARCEL 5

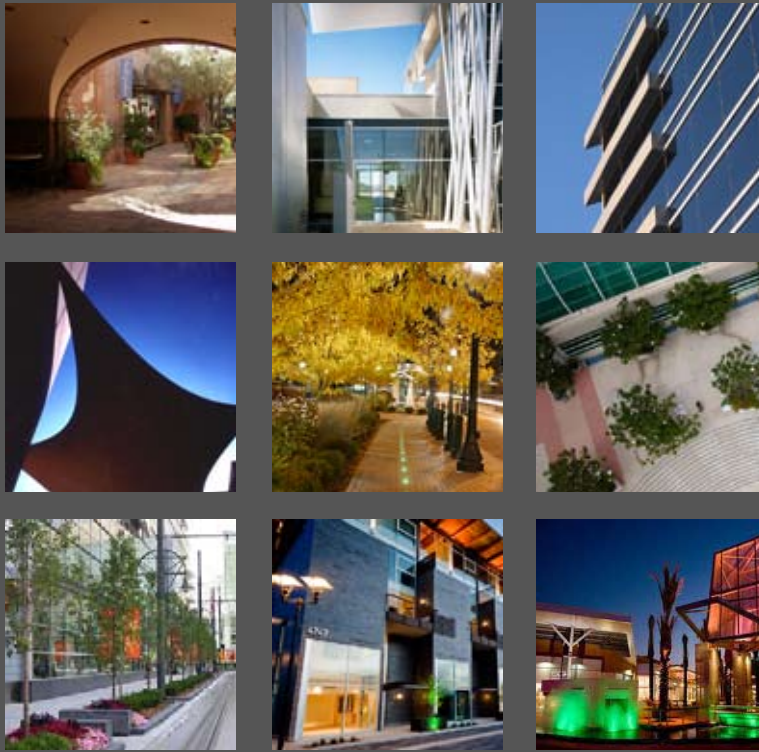
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**S20-06: Val Vista Square
Attachment 5 - Design Guidelines
(including development plan,
landscape, drainage, colors and
materials)**



VAL VISTA S Q U A R E

PLANNED AREA DEVELOPMENT DESIGN GUIDELINES

APPROVED

Design Review Board

DR14-06

Case # _____

Date 7/10/14

Subject to Conditions of Approval

APPROVED

Minor Administrative Design Review

Case # 3/16/2016

Date PAL16-12 (DR14-06A)

JUNE 2014

OWNER

GILBERT GROWTH PROPERTIES LLC
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Bridge Enterprises LLC
and
KWB Hotel Partners

Revised 3/16/2016

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1. OVERVIEW

PURPOSE AND APPLICABILITY

The Val Vista Square Planned Area Development Design Guidelines (“Design Guidelines”) establish the overall design framework for the Val Vista Square project. These Design Guidelines supplement and expand on the Town of Gilbert’s Ordinance No. 2380 (“Ordinance”), the Development Plan of Val Vista Square (“Development Plan”), and the Town of Gilbert Land Development Code (“LDC”). The Design Guidelines apply to all development and uses of land within Val Vista Square. In accordance with the Ordinance, Val Vista Square will be developed in conformance with Gilbert’s zoning requirements for the zoning district and all development shall comply with the Town of Gilbert LDC, except as modified by the ordinance, and incorporated herein:

Ordinance No. 2380

	Modified Standards
Building Setback to Market Street	20'
Landscape Setback to Market Street	20'
Parking spaces between parking islands	10 spaces

Note 1: All buildings with frontage on Val Vista Drive and Pecos Road shall be subject to a 25’ setback, as required by the LDC.

Note 2: All setbacks except the street front setbacks are considered internal to the overall PAD/Master Site Plan and therefore are O’ per Town standards.

In addition, development of Val Vista Square will be in compliance with the Project Overview, as set forth in Exhibit 5 of the Ordinance, and restated in the Project Overview section below.

Val Vista Square is zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The PAD overlay is used to establish the basic development plan. The development plan will evolve and respond to the market over time, but also provides strong overall guidance to the development of the project.



All images and site plans within these Design Guidelines are conceptual in nature and intended to be representative of the desired character and quality of development. The images do not convey final designs, specific concepts, colors and or materials. Plans for individual development projects will be processed in the future based on the Town's requirements for preliminary and final submittals.

In some instances, the Design Guidelines include more detail in order to show the intended design vernacular or standard. These specific details are included as guidance for intent, character and desired outcome. In no case, shall a specific manufacturer or exact model that may be listed by example, or shown in an image; be required for design review or approval.

GOALS

The Val Vista Square Design Guidelines have been crafted to promote high quality design that will enhance the character of the immediate area and establish a positive precedent for development in and around the Spectrum commercial area and the broader Central 202 Growth Corridor. Val Vista Square will fulfill its role as a high quality mixed-use center by incorporating a variety of architectural styles with emphasis on a mixed-use environment that will act as a strategic and highly functional employment and commercial portal for Gilbert.



Adherence to these Design Guidelines throughout the development process will result in a cohesive, high quality project that supports the Town's and Owner's goals. All development within Val Vista Square shall adhere to these Design Guidelines.

The overall goals of the Design Guidelines include:

- **Establish a high-quality design framework for all future development.**
- **Create generalized design themes and character.**
- **Identify baseline conditions for site planning, building form, circulation and pedestrian systems, landscape themes and parking design.**
- **Provide imagery intended to inspire and inform regarding the character of future building form and quality.**
- **Encourage flexibility of expression for individual projects without compromising the overall quality of the project.**



DESIGN GUIDELINE APPROVAL AND AMENDMENTS

Pursuant to the Ordinance, the Design Guidelines for the project shall be reviewed and approved by the Town Gilbert Design Review Board.

Minor amendments to the Design Guidelines may be approved administratively. Minor amendments are those that do not substantively alter the intent or goals of the Design Guidelines. Major amendments require approval by the Design Review Board. The Planning Manager has the discretion to determine whether a proposed amendment is minor or major.

It is possible in the future that certain development use components (e.g. retail center or employment center), may form their own “sub-association,” and develop and propose their own set of design guidelines with additional or unique design intent, standards or criteria, specific to those smaller areas of development that further establish unique character or theme for those use-specific development areas. Review and approval of any subsequent sub-association or incremental set of design criteria will be in accordance with Town of Gilbert policy and procedures at that time.

PROJECT OVERVIEW

The Val Vista Square PAD rezoning established the regulatory framework and overall development plan vision for a balanced mixed-use project that compliments the surrounding Spectrum commercial, medical and multi-family residential development, and provides opportunities for additional medical facilities, high quality office space and other employment, retail, restaurant and potentially entertainment and hospitality uses.

The primary goals for the Val Vista Square PAD are:

- **Facilitate development of a mixed use project - that may include employment, office, medical, retail, lodging/hospitality, and other land use components that utilize the Town’s RC Zoning District with a PAD Overlay.**
- **Create a highly flexible development plan with established development standards and high quality design guidelines that promote the Town’s goals for this growth area.**
- **Establish development components such as features, entries, circulation and streetscape, which will be defined in more detail in these Design Guidelines.**



PROJECT VISION

“Create a market relevant, flexible, mixed-use project that draws inspiration from three development influences: the Environmental Context, Community Values and Economic Viability.”



ENVIRONMENTAL CONTEXT

Community design should strive to marry pragmatic purpose and environmental context to achieve a development concept that adds long-term value to the community. Important considerations include the existing land use framework, existing development, transportation infrastructure, and other contextual development influences that affect proposed development. Specific examples that influence Val Vista Square include: the Mercy Gilbert Medical Center, the new VA Clinic, and other surrounding medical development; the San Tan Village Regional Mall and adjacent significant retail development; proximity and access to the Loop 202; the San Tan Motorplex; and adjacent existing and new medium density, multifamily residential development.



Val Vista Square will thoughtfully respond to this local environmental context by creating a high quality development framework that 1) supports and expands existing medical and bio-tech industry sector employers, 2) provides opportunities for new employers in this and other employment and office segments, and 3) provides opportunities for retail, restaurants, hospitality and other services that complement and serve the surrounding trade area. The result will be a project that contributes positively to the Environmental Context.

COMMUNITY VALUES

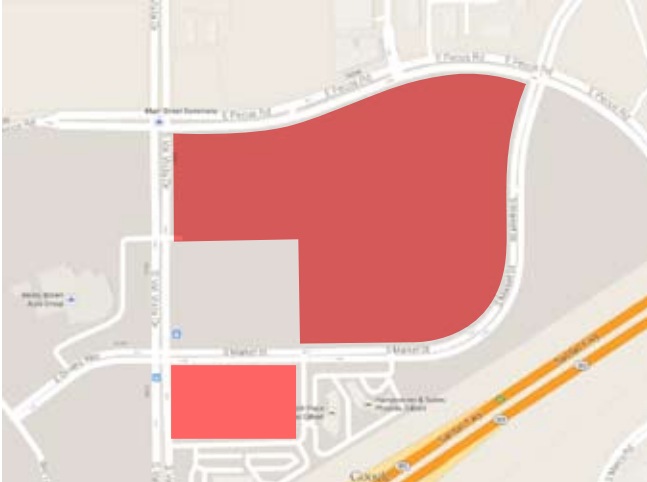
Community values represent the shared ideas and beliefs that establish the foundation of a community. The community values that influence development of Val Vista Square are articulated within the Town of Gilbert's General Plan 2011, and in the Town's stated strategic objectives of targeting certain business employment clusters, including the life science and healthcare industry. These goals include: becoming a "Preferred Environment" for healthcare-related companies, financial services, and technology-related companies; providing a vibrant and dynamic business climate, delivering a mix of synergistic land uses that is appropriately located to promote employment opportunities while enhancing Gilbert's quality of life, and to maintain and grow a safe, healthy, clean, attractive, family-oriented community. Val Vista Square acknowledges and responds to these community values by offering opportunities for new employment that support the Town's goals, particularly targeting its strategic objective of life science and healthcare related employers. Additionally, a sense of community is enhanced when complimenting retail, restaurant, and hospitality uses are thoughtfully integrated; providing the future employers and employees with necessary and convenient shopping, dining and lodging opportunities.



ECONOMIC VIABILITY

Economic viability is the cornerstone of a successful development vision. Val Vista Square will be promoted, designed, and developed in response to the economic realities of the market, but will also maintain meaningful flexibility with an eye towards creating a development with medium and long term economic viability that can mature and evolve. Val Vista Square fulfills this goal by following a sustainable economic model that responds to the needs of the market, which could include a complimentary mix of integrated land uses such as a high quality medical or office environment, specialty retail, restaurant and other services and uses that are independently viable, but that also support the overall development and surrounding area and residents. Val Vista Square will combine Environmental Context, Community Values, and Economic Viability to create a viable, high quality, development project that maintains flexibility and market responsiveness to a rapidly changing environment, but is also an integral component of a larger long-term vision for the surrounding area that will evolve over decades to come.

Depiction of the portion of Val Vista Square subject to these Design Guidelines



site context map



site access map

SITE OVERVIEW

The overall Val Vista Square site is comprised of five parcels totaling approximately fifty (50) contiguous acres located at the southeast corner of East Pecos Road and South Val Vista Drive, and the southeast corner of Market Street and South Val Vista Drive. The parcels vary in size from less than one acre to approximately 30. **The portion of Val Vista Square subject to these Design Guidelines comprises approximately 36 contiguous acres of 2 parcels. The remaining acreage, subject to Ordinance #2380 condition k, will be required to produce design guidelines prior to or concurrent with approval of the first site plan on any portion of said property.**

ZONING / LAND USE ENTITLEMENT

The Town of Gilbert General Plan designation for the property is Regional Commercial. The property is zoned RC-PAD under the Ordinance, and is included in a Vertical Development Overlay Zoning District. (See “Building Heights” in Section 4 - Building Architecture)

The General Plan has also designated this area as the Central 202 Core Growth Area. Development within this district is envisioned as mixed-use in nature and supportive of a synergistic relationship of land uses which include commercial (including retail, restaurant, & entertainment), tourism (including hotels and meeting facilities), office buildings and medical facilities and offices, among others. The Town of Gilbert’s General Plan speaks to the need for development flexibility in Growth Areas and Employment Corridors, and the desire to attract mixed-use developments. Val Vista Square is intended to fully comply with the direction set forth within the Central 202 Core Growth Area and the General Plan 2011.

ACCESS

Direct access to the Val Vista Square property is achieved from either East Pecos Road, South Val Vista Drive, or Market Street. The interchange, Exit 42, of the Loop 202 Freeway and South Val Vista Drive is approximately 650 feet south of the southernmost portion of Val Vista Square, providing immediate and convenient freeway access to the site. (See section 3 - Site Design for more information)

CURRENT ON-SITE DEVELOPMENT

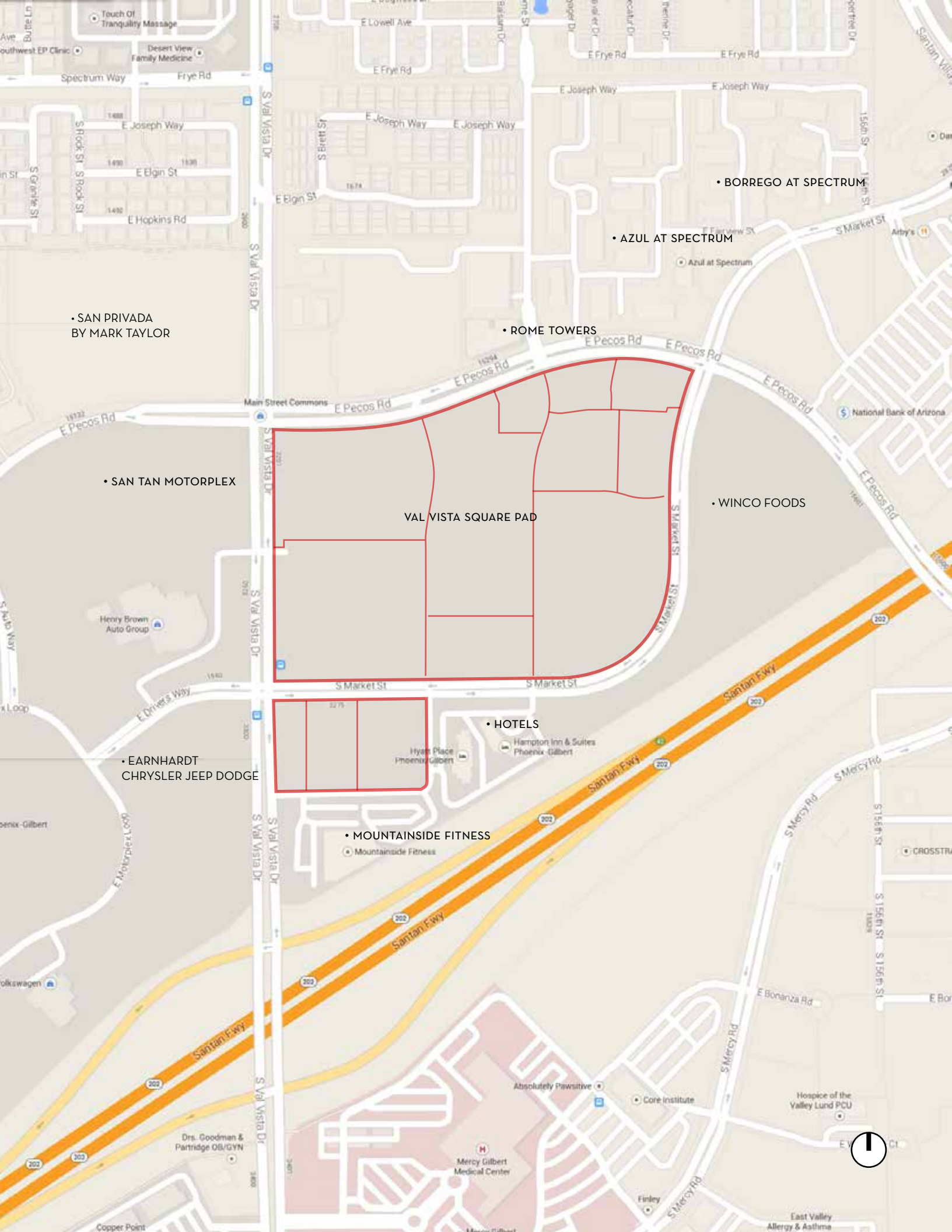
The only portion of Val Vista Square currently under development is the Veteran's Administration Southeast Community Based Outpatient Clinic ("VA Clinic"). The VA Clinic is a 60,000 net usable square foot facility situated on 8.9 acres at the southwest corner of the property. **Per the Ordinance, these Design Guidelines are not applicable to the VA Clinic.** The VA Clinic received Design Review Board approval on September 13th, 2012, and a subsequent approved amendment on November 1st, 2012.



NEIGHBORING DEVELOPMENT

Neighboring properties in the immediate vicinity of Val Vista Square are partially developed and include a mix of non-residential commercial projects and medium density multi-family residential uses. Higher quality, multi-family residential development exists to the north of the Property, comprised of Azul at Spectrum and Borrego at Spectrum, both Mark Taylor managed properties. Also to the north of the Property is the existing Rome Towers, a multi-story Class A office building. An additional 300 unit, high-end, multi-family residential project by Mark Taylor is currently under development on the northwest corner of Pecos and Val Vista, scheduled to be completed in 2014. To the west of the Property is the partially developed SanTan Motorplex, an automotive retail sales and service complex with 2 new dealerships under construction, which will eventually comprise over a dozen automotive dealerships and service facilities. To the south of the Property, there are two existing hotels; Hampton Inn & Suites and Hyatt Place. Also south of the property is the Mountainside Fitness facility, which includes several small retail shops and medical offices. To the east of the Property is the large-scale grocer, Winco Foods. The remaining surrounding property is vacant and undeveloped land, but includes some shopping center retail, and some additional General and Regional Commercial development.





2. PLANNING CONCEPTS

CONTEXTUAL CHARACTER OF THE SURROUNDING AREA

The surrounding area is characterized by relatively flat valley terrain, historically utilized for agriculture, ranching and grazing. One of the most distinctive qualities in the project area is the views to distant mountain ranges including the San Tan Mountains to the south, Utery Pass Mountains to the north and the Superstition Mountains to the east. Proposed design solutions should consider these views and provide opportunity for view sheds when practical.

DISTINCTIVE QUALITIES OF THE PAD

Val Vista Square is envisioned as a high quality mixed-use development. Characteristics of this environment include the organization of buildings easily accessed from the perimeter arterial streets and connected by internal drives, parking areas, and cross parcel access providing thoughtful vehicular and pedestrian connectivity. Quality design form will be achieved by strategically locating parking areas throughout the site and by designing parking areas to blend with the building forms, and be well connected. A well defined pedestrian system will provide linkages to building areas. Val Vista Square is planned to include a range of potential uses such as office, retail, restaurants, service, and hospitality uses.

The design character of the buildings is envisioned as a contemporary desert style that is based on natural materials, features and elements. Building design should rely less on traditional suburban Arizona styles and focus more on high quality, desert contextual design solutions. The design concepts discussed in the Design Guidelines are conceptual in nature. The actual uses, building locations (shape and sizes), private drives, parking and number of stories for each building will vary based on future market conditions.

Efforts will be made to position a portion of the building frontage closer to the arterial street frontages; thereby providing a visual relationship edge of the project along the arterial roadway corridors. (subject to the constraints imposed by the existing on-site retention basins immediately adjacent to East Pecos Road and South Val Vista Drive,

as discussed below). This edge is complimented with the inclusion of well-identified and attractive entry drives that will serve as access corridors providing a well marked and welcoming internal access to the proposed buildings, and acting as organizational elements for the entire site.



San Tan Mountains



Utery Pass Mountains



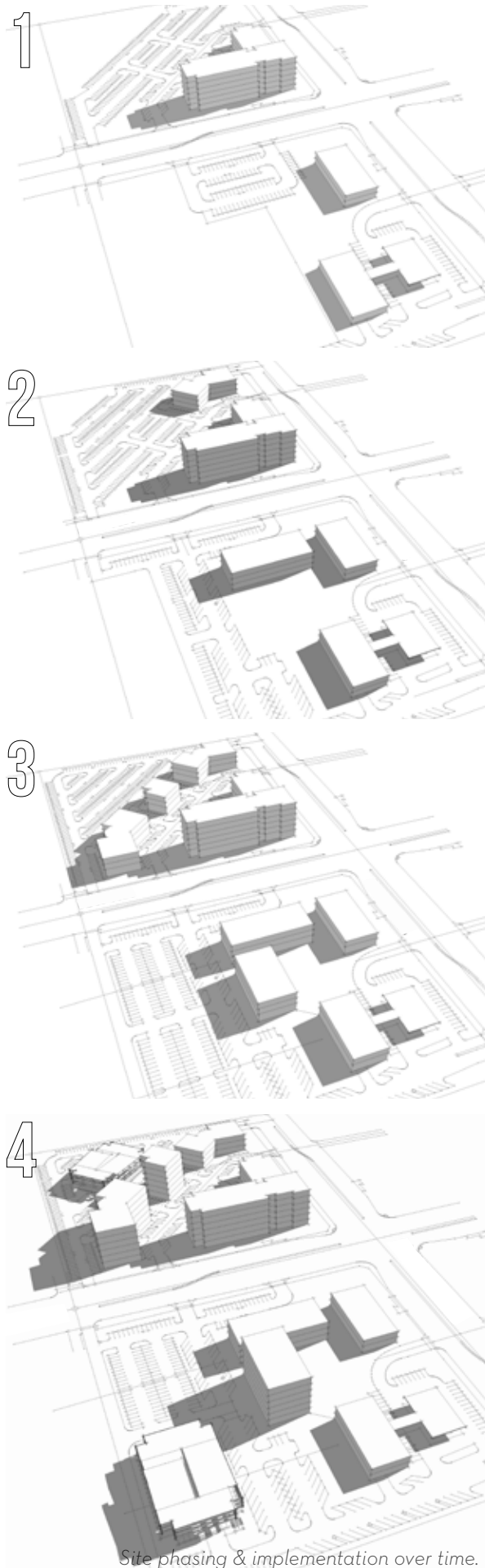
Superstition Mountains

- ① Close organization of buildings & thoughtful connectivity
- ② Well defined pedestrian system including shade and rest areas
- ③ Range of potential uses such as office, retail, restaurants, service, & hospitality
- ④ Contemporary architecture
- ⑤ Cluster building frontage near public and private streets
- ⑥ Strategically located & diverse parking, allowing for shared parking (RC is shared at 1:200 for all uses)



PHASING OPPORTUNITIES **AND A FLEXIBLE VISION FOR THE FUTURE**

The long-term success of Val Vista Square relies on the flexibility to pursue a range of build-out scenarios that will occur over time through a phased development schedule. While a full-build out scheme may provide the most preferred density and intensity for the project, the likelihood of such a result in the near or mid-term is small. The Val Vista Square Design Guidelines promote a philosophy that portions of the project can be developed in the short term based on sound development principles with the flexibility to expand and evolve over time as the area matures.



Site phasing & implementation over time.

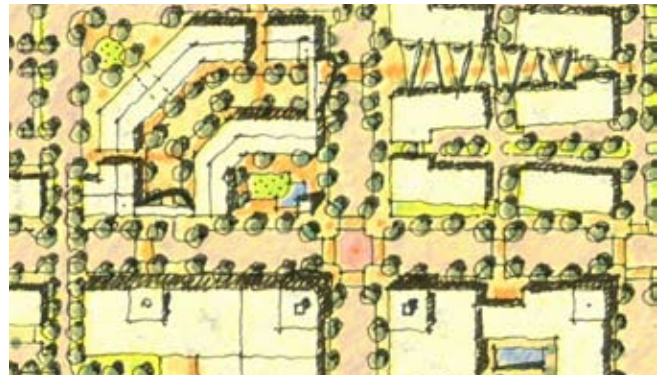
THE VAL VISTA SQUARE
DESIGN GUIDELINES
PROMOTE A PHILOSOPHY
THAT THE PROJECT CAN BE
DEVELOPED IN THE SHORT
TERM BASED ON SOUND
DEVELOPMENT PRINCIPLES
WITH THE FLEXIBILITY TO
EXPAND AND EVOLVE OVER
TIME AS THE AREA MATURES.

3. SITE DESIGN

OVERALL CONCEPTS

Val Vista Square will utilize the existing framework of arterial access entries into the property as the organizing elements that will initiate the internal site design and building layout. With emphasis placed on the entry and egress points, an internal connectivity will be established and serve as the organizing corridors for the various internal parcels. Thoughtful use of project monumentation, entrys, signage, landscaping and lighting will provide the backbone project identity and convey the intended level of quality for the project. Internal drives, circulation and parking fields will define the site organization, layout, and connectivity of the various mix of uses. Integration of pedestrian circulation and small, useful, gathering space will round out the overall design concept.

Val Vista Square's overall site design concepts are further articulated through the various specific developments components discussed and detailed further in this section.



conceptual perspective illustration



conceptual site plan diagram

ENTRYS

The site and its surrounding context, including the existing perimeter arterial streets, provides the framework for which access and egress into the subject parcel shall be considered. All circulation into and out of the site shall be based on a functional and safe system that compliments existing roadway infrastructure along the perimeter. Existing intersections, traffic signals, decel and turning lanes and drive way curb cuts establish the proposed locations for access into and out of the site. Each condition is intended to foster development in logical manner and to provide safe, attractive and functional access/ egress through the property boundaries. The circulation system as shown was approved as part of the zoning of Val Vista Square.

Primary entry points have been located along East Pecos Road at the intersection of South Rome Street (Entry #1), and along South Val Vista Drive at the intersection at the entrance of the Henry Brown Auto Group (Entry #3). Entry #1 has existing traffic signals in place, crosswalks and street identification signage. Three travel lanes allow for right turn access into the property as well as left turn lanes for vehicles traveling from the east. Entry #3 is not signalized but has deceleration lanes for right turns into the property from the south. Left turn lanes into the property for traffic from the north also exist.

The parcel also has the potential for three secondary entrances. One entrance located across from the planned WinCo facility (Entry #4). with full turning access into and out of the property from both directions. Entry #2 is not signalized, but has decel lanes for both right and left turns into the property, and egress from the property in both directions. Entry #2 is the primary path of egress from the property, for traffic bound for the Loop 202 Freeway interchange at South Val Vista Drive. The other secondary entrance is being considered on South Val Vista Drive*, between the existing Entry #3 and the intersection with Pecos Road & South Val Vista Drive to the north (Entry #5). This entry, if proposed, is subject to Town of Gilbert review and approval.

In addition, two minor entry points exist for the property. One on the north side of the parcel, accessed from East Pecos Road (Entry #6) and one on the east side of the parcel, accessed from Market Street (Entry #7). Both of the minor entries are right in, right out only points of access.

** A new, second entry on South Val Vista Drive is being considered. Reference of the new entry driveway herein is for conceptual planning and does not imply Town review or approval, nor does it require or obligate any party.*



primary entry character



secondary entry character



minor entry character



Val Vista Square

Amended Development Plan; December 4 2019
Ordinance No. 2743, Exhibit 3

ENTRY FEATURES

The site entry treatment will compliment the existing transportation infrastructure and will be enhanced with specific features including; signage, landscape, lighting, paving and project identification. The degree of treatment for each entrance will coincide with the established hierarchy of site entrances. Materials will compliment the overall character and quality of the site and proposed buildings as well as existing surrounding development.

PRIMARY ENTRY CONCEPT PLAN



MAIN ENTRY PLANT LIST

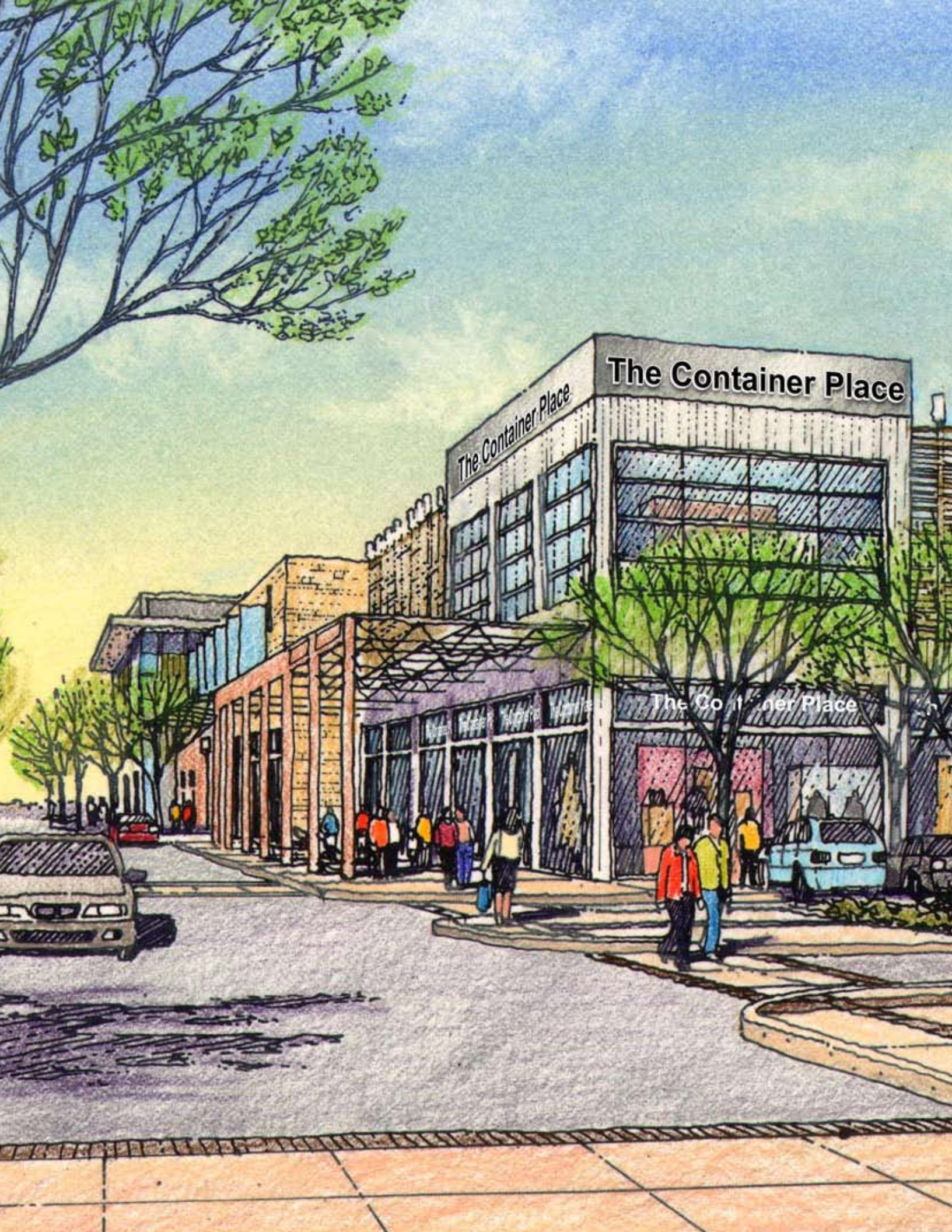
TREES	SIZE/COMMENTS
CERCIDIUM PRAECOX 'AZT' #5	48" BOX, LOW BREAKING
'AZT' #5 PALO BREA	
SHRUBS	
AGAVE SPECIES (AS SELECTED BY OWNER)	5 GAL.
LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' SAGE	5 GAL.
GROUND COVER	
ANNUALS (BY SEASON)	FLATS TYP.
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL. EA.
ROSMARINUS 'HUNTINGTON CARPET' 'HUNTINGTON CARPET' ROSEMARY	1 GAL. EA.
1'-3" DIA. 'EXPRESS BROWN' FRACTURED GRANITE	4" THICK TYP.

SECONDARY AND MINOR ENTRY CONCEPT PLAN



SECONDARY AND MINOR ENTRY PLANT LIST

TREES	SIZE/COMMENTS
PROSOPIS 'AZT SEEDLESS' 'AZT SEEDLESS' MESQUITE	36" BOX, LOW BREAKING
SHRUBS	
HESPERALOE PARVIFLORA	5 GAL.
RED YUCCA	
CAESALPINIA MEXICANA	5 GAL.
MEXICAN BIRD OF PARADISE	
GROUND COVER	
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL. EA.



STREETSCAPES AND STREET SCENES

The private drives between adjacent uses will provide continuity for both pedestrian and vehicular linkage within the property and will be finished and treated with a potentially variable, but unifying complimentary streetscapes. Individual streetscapes should be designed and implemented with a careful sensitivity to the following elements: cohesive or transitional landscaping, signage, lighting, and integrated infrastructure elements such as paving and curbing.

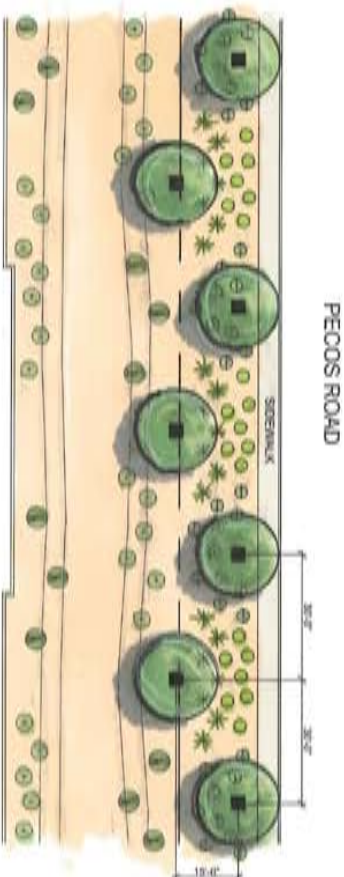
Private drives should compliment the overall theme of the Val Vista Square street environment. Low-water plant palette, streetscape amenities, and general layout should blend with the exterior development in form, character, and material use (See section 6 plant palette). Private drives should maintain a high aesthetic quality and not be designed as purely utilitarian in character.



The following general design principles will be followed:

- **Streetscape treatment will be generally uniform throughout the project.**
- **Internal private drive design and circulation areas will carefully balance the needs of drivers, and pedestrians.**
- **Circulation routes between individual parcels and parking areas shall be organized to promote safe, functional and attractive conditions.**
- **Arterial streetscape and internal drive streetscape will differ in design and elements, but be aesthetically complimentary to each other.**
- **Arterial streetscape will include the street theme tree previously established for the Spectrum area. Specifically, the streetscape along Market Street will include Desert Museum Palo Verde and the streetscape along Pecos Road will include Chinese Evergreen Elm as the primary tree.**
- **Pedestrian experience and connections should support the interior drive design concept.**
- **Alternative modes of transportation, including bicycle, pedestrian and commuter bus stops, will be integrated where appropriate with the design goals of pedestrian safety, accessibility and comfort.**
- **Enhanced pedestrian paving and streetscape treatment will be included at pedestrian focal points.**



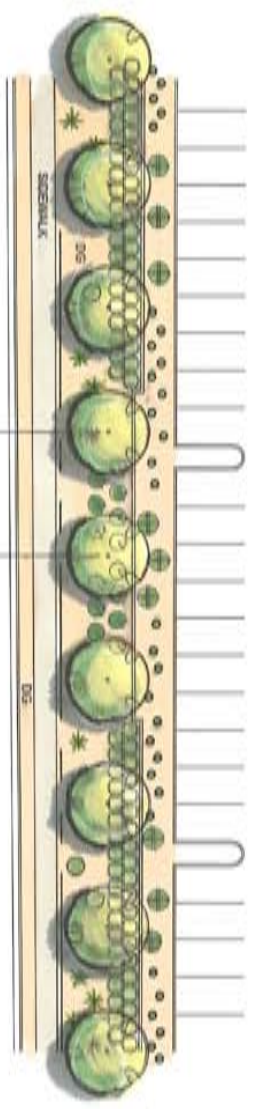


PECOS ROAD CONCEPT PLAN



PECOS STREET PLANT LIST

TREES	SIZE/COMMENTS
ULMUS PARVIFOLIA	24" BOX, LOW BREAKING
EVERGREEN ELM	
SHRUBS	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
RUPELLIA PENINSULARIS	5 GAL
BAJA RUELLIA	
TECOMA STANS 'GOLD STAR'	5 GAL
'GOLD STAR' TECOMA	
GROUNDCOVER	
LANTANA 'NEW GOLD'	1 GAL EA
NEW GOLD LANTANA	
ROSMARINUS 'HUNTINGTON CARPET'	1 GAL EA
'HUNTINGTON CARPET' ROSEMARY	



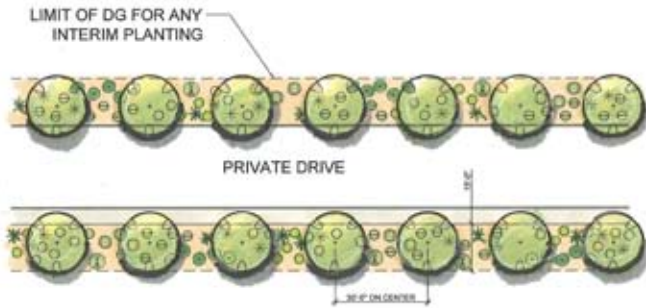
MARKET STREET CONCEPT PLAN



MARKET STREET PLANT LIST

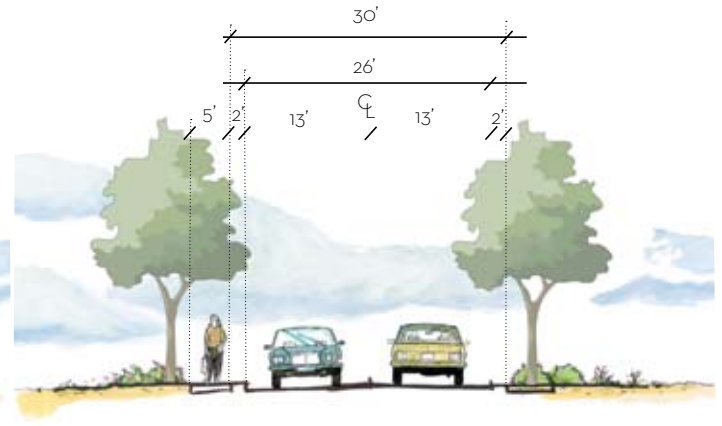
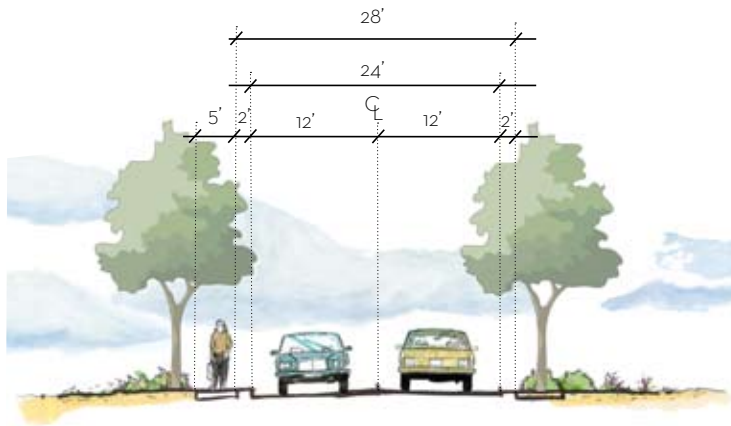
TREES	SIZE/COMMENTS
CERCIDIUM 'DESERT MUSEUM'	24" BOX, LOW BREAKING
'DESERT MUSEUM' PALO VERDE	
SHRUBS	
LEUCOPHYLLUM LANGMANIAE	5 GAL
RIO BRAVO SAGE	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
SIMMONDSIA CHINENSIS	5 GAL
COMPACT JOJOBA	
DASYLIRION LONGISSIMUM	5 GAL
TOOTHLESS SPOON	
CAESALPINIA MEXICANA	5 GAL
MEXICAN BIRD OF PARADISE	
GROUNDCOVER	
ERICAMERIA LARICIFOLIA	1 GAL EA
TURPENTINE BUSH	





PRIVATE DRIVE PLANT LIST

TREES	SIZE/COMMENTS
CERCIDIUM 'DESERT MUSEUM'	24" BOX, LOW BREAKING
'DESERT MUSEUM' PALO VERDE	
SHRUBS	
RUELLIA PENINSULARIS	5 GAL
BAJA RUELLIA	
LEUCOPHYLLUM LANGMANIAE	5 GAL
'RIO BRAVO' SAGE	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
SIMMONDSIA CHINENSIS	5 GAL
COMPACT JOJOBA	
TECOMA STANS 'GOLD STAR'	5 GAL
'GOLD STAR' TECOMA	
GROUND COVER	
LANTANA 'NEW GOLD'	1 GAL EA
'NEW GOLD' LANTANA	
ROSMARINUS 'HUNTINGTON CARPET'	1 GAL EA
'HUNTINGTON CARPET' ROSEMARY	



PRIVATE DRIVES / INTERNAL CIRCULATION & ACCESS

Careful attention should be given to the potential for creating linkages to adjacent properties and future land uses. There may be instances where connectivity between adjacent land uses is appropriate. If so, inviting sidewalk treatments with appropriate levels of lighting, signage and landscaping should be provided.

VEHICULAR CIRCULATION

Site access and circulation will be designed in a manner that carefully integrates the anticipated uses of parking areas. The entire vehicular circulation system should flow continuously through the parking areas to encourage efficient and effective use of the site.

Private drive connectivity will be provided by a north /south connection of Entry #1 and Entry #2. This drive connects the property's sole lighted intersection on East Pecos Rd. with the property's primary egress opportunity direct to the Loop 202 freeway interchange, via a left turn at the intersection of Market Street and South Val Vista Drive.

Appropriate signage and way-finding will be incorporated to assist users entering and maneuvering throughout the property between the various uses, in accordance with the approved Master Sign Program. (and as amended)

A vehicular cross access easement between the parcels of Val Vista Square are granted by the final plat of Main Street Commons and the CCRs of the Spectrum Commercial Core Association to allow for internal circulation and access to parking areas between parcels. Owners, lessees, or tenants shall not prevent, prohibit or restrict access to parking in any legal parking or loading space, except for covered or structured parking that may be specifically assigned.

INTERNAL CIRCULATION

- The primary private drive will be focused from north to south to facilitate the vehicular and pedestrian connectivity through the property from the East Pecos Road major arterial street to the Market Street connector street..
- Secondary private drives should be used to provide connectivity west to east, providing vehicular and pedestrian connections between the South Val Vista Drive major arterial and the Market Street connector street, opposite the entry to the WinCo. This drive will connect to South Val Vista Drive at either the existing Entry #3, or the new, second entry. It is acknowledged that certain potential development opportunities, such as a larger, "campus" style employment user; may have site requirements that preclude bisecting a large development parcel with such a through-connecting private drive. These Design Guidelines recognize this type of potential exception; and in such cases, may not require a through-connecting private drive.
- The intersection of the primary and secondary drives will form the nexus of the internal drive circulation, providing for a safe and coherent flow of vehicles. In addition, this intersection may serve as the "Focal Area", potentially serving as a pedestrian gathering point, and incorporating project components that convey the property's unique character.
- If the parcels under development do not include the entire length of drive needed to make a through connection a driveway and pedestrian access routes shall be stubbed for future connectivity.
- For the private drives, the minimum roadway width is 24'. In areas required for public safety and fire protection, the minimum may be increased to 26' (*Refer to typical cross sections on previous page*). Certain points with two egress lanes will require a minimum of 34' at the access point with the arterial street.

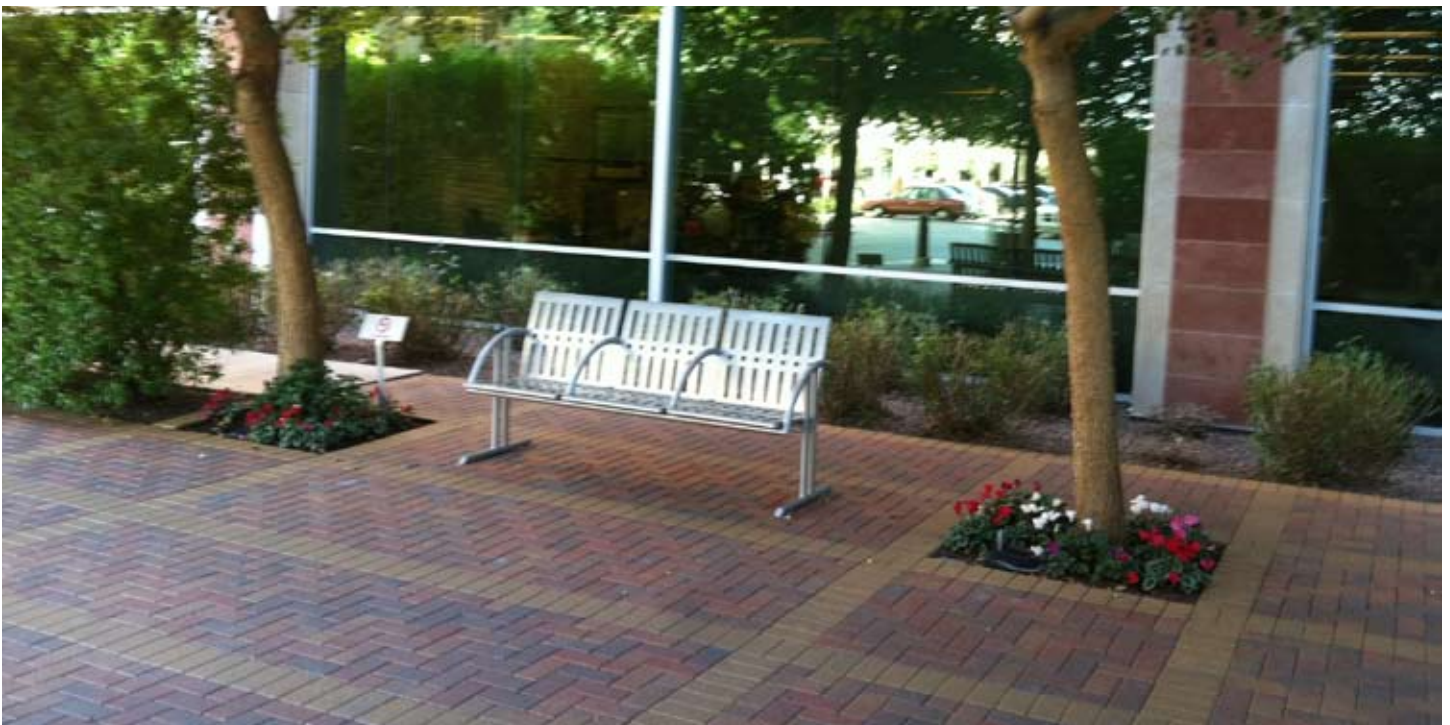
PEDESTRIAN CONNECTIVITY AND FOCAL AREAS

PEDESTRIAN SYSTEMS AND OPEN SPACE

In order to promote pedestrian activity and create a sense of unique place throughout the development, the project will include comprehensive integration of well-designed open space and pedestrian systems. Pedestrian sidewalks are provided along the arterial street perimeters, and may also be provided in the interior of the property, adjacent to internal drive lanes, and focused more towards moving people between use destinations within the property. The individual land use components on each site and any pedestrian oriented open space will be unified through the use of a comprehensive pedestrian sidewalk system ensuring that there is convenient pedestrian access to all pedestrian areas within the site.

Pedestrian cross access easement is granted between the parcels of Val Vista Square by the Final Plat of Main Street Commons and maintained by the re-plat to Val Vista Square. Per the Ordinance, the developer of each portion of the development shall record an easement, open to public access / use for any pedestrian or multi-use system.

In order to implement the pedestrian and open space system, the following guidelines will be considered during the specific site-planning phase for each land use component.



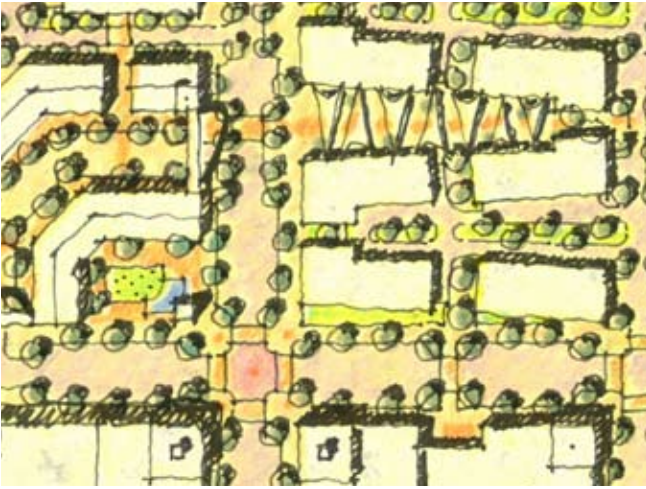


GATHERING SPACES / PEOPLE PLACES

Gathering spaces and open space developed throughout the site will adhere to the following overriding guidelines:

- Public spaces should be created in appropriate locations where people might tend to meet or gather such as where land uses and/or pathways, including arterial streets, come together and may be comprised of project features, simple outdoor seating arrangements, shading, courtyards, rest areas, or pedestrian plazas among others.
- Appropriately scaled public spaces should be included within each development area and generally along the pedestrian pathway system. A public space could be as simple as landscaped outdoor seating area with benches and shade. A more significant public space could develop as a small outdoor courtyard with enhanced landscaping and features, or a community gathering spot.
- Office complexes should include outdoor areas for employees or courtyards with amenities such as outdoor seating, tables, shade, and enhanced landscaping. Outdoor employee areas should not be located directly adjacent to major vehicular drives.
- The central gathering area should be located at the confluence of pedestrian activity, and adjacent to the primary drive. View corridors should be provided that give some visual connection from adjacent land use areas and the private drive lanes into the community gathering area.
- Shade elements such as enhanced landscaping and shade trees or shade structures should complement and enhance usability of the pedestrian areas.
- Site lighting should be utilized where appropriate, particularly along pedestrian pathways and within gathering areas.

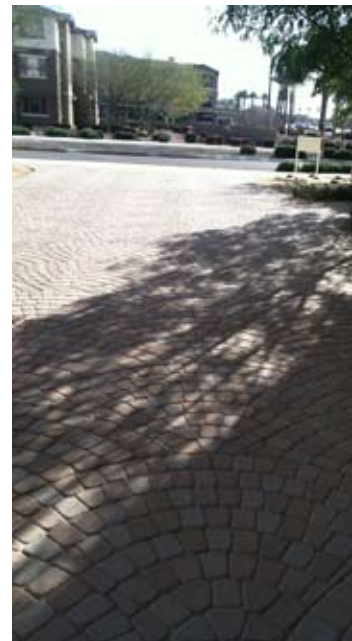




Specific design elements may include:

- **Specialty paving, decomposed granite, or other unique surface treatments**
- **Shade structures or shade trees**
- **Pedestrian seating or other fixed furniture**
- **Street front, or internal drive fronting, outdoor dining**
- **Pedestrian level lighting**
- **Accessible bicycle rack locations**
- **Formal landscape or garden**
- **Fountains**
- **Sculpture**
- **Artistic enhancements**
- **Mosaics**





PEDESTRIAN CIRCULATION SYSTEMS & OPEN SPACE

Pedestrian circulation systems will be used to provide connectivity throughout the site. The circulation system will be comprised of pedestrian routes, streetscapes, public corridor frontage and property perimeter treatments. Overriding guidelines include:

- Interconnectivity between all land use components will be accomplished through a coordinated pedestrian sidewalk and pathway system. This system will be designed to connect key locations within the overall development and focus attention to the primary public gathering location.
- Major roadway corridors will be complemented with a continuous sidewalk and sufficiently landscaped to provide strategic areas of shade, buffers and visual accents as necessary.
- Less formal pedestrian pathways will be utilized to provide convenient and logical connections between groups of buildings, open space, public space areas, and the various land use components.
- Sidewalk and pathway lighting will be used as appropriate.
- Non-meandering sidewalks may be incorporated as needed.

Pedestrian pathway conditions should be treated with special attention to safety and comfort. Minimum sidewalk width is five feet and materials may include common concrete, unit pavers, decomposed granite or other comparable materials. Pathways are encouraged to have adjacent planting (trees, shrubs and groundcovers) to enhance the pedestrian experience, provide shade and create a visual buffer. Pedestrian seating may be incorporated along the pathway where appropriate. Careful attention should be given to the layout and location of sidewalks within parking areas to allow for safe passage.



- Internal drives will be complemented with continuous sidewalks that provide pedestrian connectivity to adjacent parcels and access to public transit and bike routes.
- Arterial sidewalks will be focused towards moving people between destinations, adjacent development, and access to public transit.
- Sidewalk connections into the site should be carefully located to provide safe and functional access
- A useful pedestrian environment should be created that includes pedestrian pathways adjacent to the interior private drives
- Open spaces and gathering areas should be right-sized on a pedestrian scale, and landscaped to provide areas of refuge.
- Street trees are encouraged.
- Pedestrian pathways should provide convenient and logical connections to other areas of the property including parking, open spaces areas, and the various land use components.
- Small, informal gathering areas may be used at appropriate confluences of pedestrian circulation and places of interest.
- Sidewalk and pathway lighting will be incorporated as appropriate, including the integration of lighting for public open space.

LANDSCAPE DESIGN CONCEPT

Overall site landscape for Val Vista Square shall conform with the Town of Gilbert Land Development Code, Building Code, and Municipal Code. Landscape Design should promote a harmonized indigenous desert landscape palette. The landscape design and the composition of plant materials and land formations should consider the integration of a more formal geometry, varied color and texture to enhance and compliment the overall nature of the project design. Importantly, considering the arid sun dominant environment of the desert southwest, landscape designs should provide shade and a natural cooling effect to outdoor spaces. Specific strategies of the landscape form may include the following:

- a. Rows of trees to reinforce geometric form.
- b. Double rows of trees along entries, walkways and prominent axis to create formal alleys with shaded canopies.
- c. Groupings of trees in a formal grid to create a grove and natural ceiling of shaded vegetation.
- d. Formal groupings, lines, and fields of shrubs and ground covers.

Implementing consistent healthy plant material is necessary to provide a cohesive landscape environment. In order to ensure that plant material in common development areas reach maturity with matching structure and size, a limited amount of nurseries/growers need to be used exclusively. Limiting the number of reputable plant suppliers for perimeter street frontages, internal streets and vehicular entrances (not interior parcel development) will provide the quality control needed to create a uniform character desired for this environment.

The following nurseries have gained the reputation of consistently providing exceptional products in the Phoenix metropolitan area, and the materials for the above listed areas must come from the nurseries (unless otherwise approved in writing in advance by the master developer): Arid Zone Trees 'AZT' (only supplier for 'AZT' trademark trees), Western Trees, Baseline Trees, and Mountain States Wholesale Nursery.

Trees that are designated in theme areas as 'low breaking' shall be single trunk trees emerging from the soil and break into multiple branches three (3) to thirty (30) inches above the soil. Trees must be contract selected a minimum of ninety (90) days prior to installation from the above specified nurseries (only in afore mentioned areas), but parcel owners are encouraged to select trees once construction documentation is made. At the minimum of ninety (90) days prior to installation of plant material, a written request must be made by the owner to the master developer stating that the trees have been selected and are available for review at the approved nurseries. In the event that quantities or size are not available (prior to the ninety days) at the approved nurseries, a written request must be made for an alternate nursery to be dictated by the master developer.

SITE SCREEN WALLS

Site walls will be used strategically and will match or compliment the existing screen walls utilized on the site, and will complement the architectural character of the building design.

Screen walls should be limited to those conditions that require screening of poor views into or out of the site; such as fields of parking, service areas and trash collection areas.

Typical suburban themed six-foot high property boundary walls are not allowed. Long runs of screen walls will have breaks, moving vertically and horizontally every 80-100 feet. Screen walls are strongly encouraged for the following purposes:

- a. Parking:** Any low landscape walls (minimum of 36" and a maximum of 48") located at the project perimeter, outside of the landscape setback, will integrate with the landscape design as appropriate to help screen parking.
- b. Pedestrian Areas:** Low walls adjacent to pedestrian areas should be articulated, through the use of, but are not limited to: offset runs, openings, landscape screening, variation in material or height, architectural detailing, decorative material patterns, or shapes that echo the building architecture.
- c. Service Areas:** Screen wall of an appropriate height to screen service yards and/or trash collection areas. Such areas will include solid screen gate conditions at entry points.
 - a. The design, materials, and colors for fences, walls and screening devices should be compatible with the design and materials of the associated primary building or larger landscape context.
 - b. When screen fabric is utilized as a screening device, it must be of a pattern and color compatible with the primary building and landscape design and materials.
 - c. Permanent chain link fences, barbed wire, and concertina wire or fencing are prohibited under any conditions or circumstances.

DRAINAGE / RETENTION

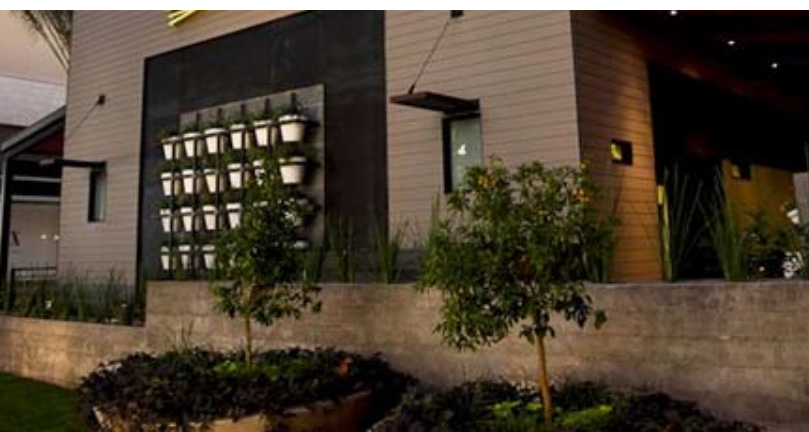
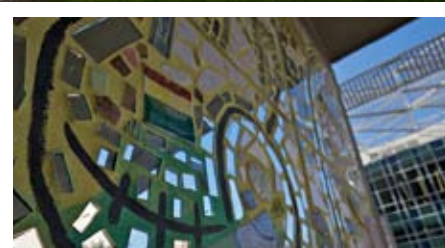
The property's overall site retention and drainage have been fully designed, and approved by the Town of Gilbert.* The property is required to retain runoff from parts of South Val Vista Drive, East Pecos Road, and Market Street. Additionally, all of the retention basins have been adequately sized to retain the 50 year, 24 hour storm event per Town of Gilbert requirements.

For the 45 acres of the property bounded by Pecos, Val Vista and Market Street, approximately 36 % of the property's required retention is handled by a series of on-site retention basins installed on the west and north of the property, adjacent to the East Pecos Road and South Val Vista Drive major arterials. The remaining required retention for the property is accommodated by an off-site common drainage tract ("Tract A"), on the south side of Market Street. Four (4), 36" Storm drain crossings have been installed from the property on the north side of Market Street, for connecting to, and retention of the remaining required approximately 64% retention capacity required. Per the Ordinance, the Val Vista Square property shall utilize Tract A for retention purposes in accordance with the Final Drainage Report, unless an alternative is approved by Planning Manager and Town Engineer.

The on-site retention shall be designed in manner to limit visual and functional impacts to the overall development, while providing the necessary and designed drainage function and capacity for the property.

Landscape improvements for additional on-site retention will match or compliment the existing on-site retention landscape on the property, and will be installed and completed at the time of adjacent development of internal drives or building development on the various portions of the property, as required. Per the Ordinance, the landscape improvements to Tract A shall be completed prior to construction of any development within the Val Vista Square PAD other than the VA Clinic.

*On-site and off-site drainage and retention requirements and design are detailed in the Final Drainage Report for Main Street Commons, dated April 2005, and as amended.



4. BUILDING ARCHITECTURE

CONCEPTS

- Architectural form should be visually interesting and aesthetically pleasing with an emphasis on appropriate scale and mass. Special focus should be provided on the arterial street scene presentation of the buildings, yet accommodating and contemplating the development's interior as well.
- Building designs and associated elevations should vary from one another to present visually interesting and aesthetically pleasing ranges. Overall quality design of each building shall compliment the character of the overall development.
- Four-sided architecture shall be required for all buildings generally visible from public view, all elevations should reflect the overall design, colors and texture of the building. Buildings that occupy a less visible role on the site or have some other special circumstance may not require the same level of design detail as primary buildings, which have high visibility, and prominent placement relative to arterial frontage or internal drives.
- Design, materials, colors, features and finishes will be varied yet coherent and build on a theme of the character that shall have a style focused on contemporary desert architecture. The contemporary desert architecture style focuses on design features and elements with an emphasis on natural materials.
- Building elevations should be designed in general to articulate a base (ground level), middle and top.
- All rooftop and on grade mechanical equipment must be screened. Screening devices must be in character with the overall architectural design, and roofline.
- Buildings must utilize internal roof drains and drain leaders. External scuppers and downspouts may be visible if they are creatively integrated as an architectural feature into the outside aesthetic with quality materials, and are not readily identifiable as drainage components.
- A palette of different color shades and materials may be utilized to differentiate the buildings, but also harmonize with each other. Unique color and material palettes will be provided at the specific site planning stage for each project.
- Existing colors and materials utilized in previous surrounding development may serve to inform, but not limit, future development and provide an initial baseline palette. (See Colors later in this section)



Variety of materials



Appropriate scale and mass



Harmonizing color palette



Articulated base, middle, and top



Architecture with an emphasis on natural materials



Visually interesting



Contemporary desert architecture



Pedestrian street scene



Visually pleasing elevations

Building Form and Placement

- Long, monotonous lengths of building façade are strongly discouraged. Building facades may be physically broken into segments or articulated with changes in the building plane, variation of the roofline, use of accents, elements, or variation of materials to achieve the appropriate pedestrian scale.
- Building forms should orient towards the access corridor.



Variation of building facade

Building Architecture

- High quality materials and thoughtful, appropriately scaled design is required at the pedestrian level.
- Arcades, awnings and other integral shade elements are encouraged.
- Building entrances shall be highlighted with special articulation to visually announce and reinforce access but may be recessed or protected to reduce building mass.



Building form oriented towards the access corridor

Design Considerations

Building Design

- The design of buildings will carefully orchestrate distinctive, pleasing and harmonious treatment through the focus on traditional key elements of composition including the following:
 - Site integration/ context
 - Massing
 - Rhythm
 - Balance
 - Shade and shadow
 - Scale and Proportion
 - Material integration
 - Materials
 - High Quality



Building form oriented towards the access corridor



Scaled designed appropriate for pedestrian level



Shadow and shade

- Individual buildings, as well as the relationships of building to building, must be carefully designed in order to avoid any sense of poor design that may include:
 - Suburban sprawl character
 - Inappropriate scale of repetition
 - Non-contextual stylistic interpretations
- Use rhythm in the design to provide interest and variety. Encourage visual variety in the buildings by using relief in elevations and articulation in plan that creates shade and shadows.



Pleasing and harmonious treatment

- Encourage architectural interest and style by varying horizontal and vertical elements of exterior walls in height and projection. Such interest and style may be provided through, but not limited to, the imaginative treatment of windows, awnings, doors, eaves, rooflines, parapets, downspouts, scuppers, wainscot, columns, and beams.
- Building design conditions at critical corners or other areas highly visible to public view should be designed with a special articulation through the use of height, mass, materials and or other features.
- Elevations should employ the use of architectural features such as overhangs, shade awnings, pop-outs, trellis structures, arbors, color, wrought iron grillwork, and the integration of signage into the overall design.
- Shaded walkways and shade structures are encouraged. Structures may take the form of covered walkways, building arcades, and trellises. The design of such structures should complement the overall character of the buildings.



Material Integration

- Building entrances should be prominent and easily identifiable (from the interior of the site).
- Provide building entries with adequate lighting, signage and shade.
- Building entrances should be strategically located near parking lot walkways.
- Window and door placement should add variety and interest to the building. Ground floor retail areas may incorporate traditional storefront full elevation window treatments.

- Reflective surfaces should be avoided in locations that may produce excessive reflections or glare.
- Metal seam, copper, clay tile, concrete tile, or a similar grade of roofing material or other creative high value design solution will be provided on all visible pitched roofs.
- Incorporate building trim, accents, color, materials, and style into primary design themes to promote architectural visual interest.
- Parapets should be designed with the consideration of height variations, relief elements, and the inclusion of scuppers, downspouts, and expansion joints organized into the pattern of the overall building design.
- Integrate design and placement of building entry and exposed stairs with the design of the community through the use of similar building materials, details, shapes, and colors.
- Parking structures will be designed with the same character as adjacent buildings.
- Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- Street screens should be constructed of a material matching the adjacent building facade.
- Pitched roofs should be sloped no less than 5:12 except that roofs for porches and attached sheds may be no less than 2:12. Roof pitches can be both symmetrical and asymmetrical.
- Parapets a minimum of 42 inches high, or as required to conceal mechanical equipment will be used to enclose flat roofs.
- Roof access should be integrated into the building architecture



Trim and material provide architectural visual interest



Clay tile roofing material



Provides shading and visual interest



Same character as adjacent buildings



Building Heights: Val Vista Square falls entirely within the Area 5 Vertical Development Overlay Zoning District (per the Town's Official Zoning Map, dated 07/01/2010). Table 3.503A in the Land Development Code grants 90 feet and 6 stories as the Base Maximum for Regional Commercial zoning districts, and this is the building height regulation for the Property by right.

Increased building heights are encouraged as feasible, although not required, for all development projects in support of the desire to create a more densely developed core adjacent to the San Tan Freeway corridor.

A Bonus Maximum of 150 feet and 11 stories is available, as are Bonus Maximum reductions up to 50% of required landscape and setbacks normally required for the Regional Commercial District. The project does not seek bonus heights or reduced setbacks at this time. Bonus heights or reduced setbacks may be applied for in the future to the Town Council, and may be approved at the discretion of the Town Council.

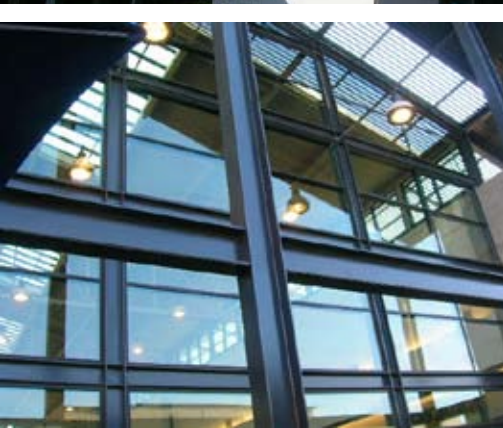
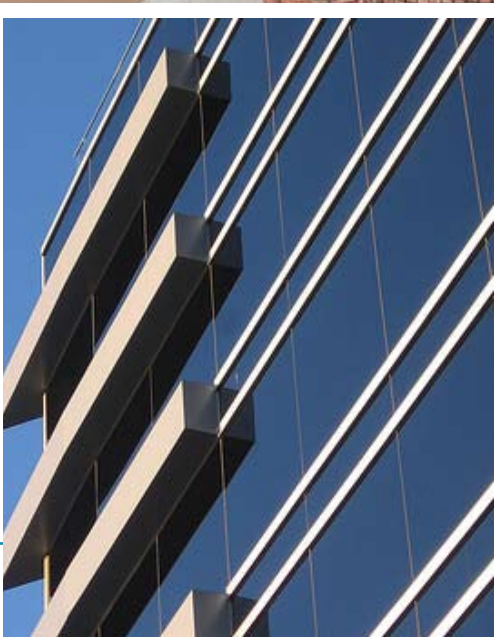
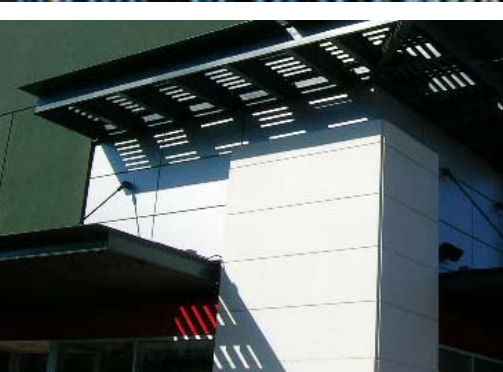
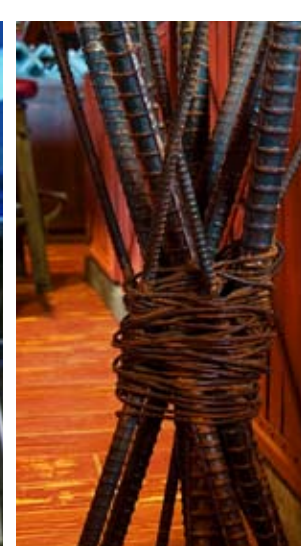


Materials

Building materials should be durable and resistant to fading and warping due to heat and sun exposure. The materials of existing surrounding development may serve to inform by baseline example for future building design.

Appropriate Material Examples:

- Common clay brick (including traditional red brick)
- Integral color, sand blasted or stained textured masonry
- Concrete masonry units (CMU): smooth, split face, fluted, integrally colored, flashed, sand blasted, and ground faced. These units should be sealed, stained, or painted unless approved otherwise
- Precast tilt-up concrete: columns, decorative surrounds, caps, etc. should be sealed, stained, painted, or have exposed aggregate finish
- Granite, marble, natural stone, cultured, or faux stone
- Glass
- Stucco or EIFS: sand finish for exteriors and soffits
- Architectural metal/wrought iron work: painted, pre-finished powder coated metal, or rusticated metal used as a design element for use as awnings, arbors, decorative ironwork, public furniture, etc.
- Architectural pre-finished metal: for roofs, copings, trim, and flashings
- Ceramic or porcelain tile
- Heavy wood timbers (minimum nominal dimension of 6 inches) as architectural design elements
- Corrugated metal, used as an architectural design element
- Natural stones



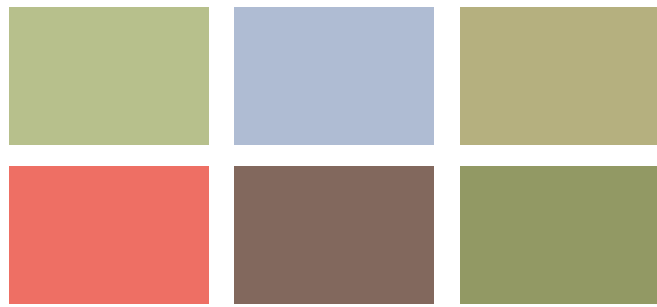
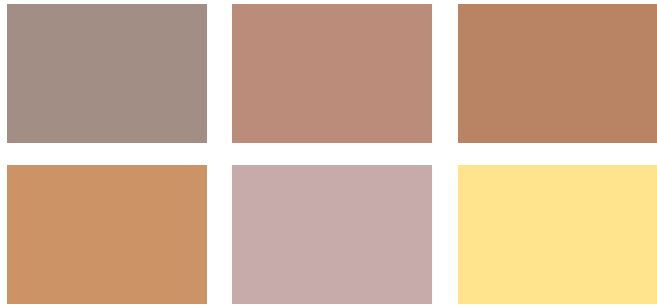
Colors

Color should be used to create an interesting and exciting “sense of place.” Earth tones are encouraged, but should be used in such a manner to create a unified but varied look to the development. Harmonious color schemes are encouraged to follow secondary, complimentary, and tertiary color philosophies. Colors utilized in previous surrounding development may serve to inform and influence color choices for Val Vista Square to help achieve the unified but varied look. Predominant façade colors should possess low reflectivity characteristics.

Appropriate Colors

- Desert hues and other soft earth tones including light brown, tan, orange, green, warm grey and brick tones
- Muted shades of blue, mauve and lavender
- Colors appearing in natural stone
- Off-white
- The range of acceptable color palettes should be within the overall visual quality of the native southwest desert setting.
- Brighter shades of colors such as orange, red, blue, green, yellow, purple, and similar colors are discouraged, except when strategically used for accenting and unique design purposes.

Additional Color Palette



Existing Color Palette



Back of Buildings

- Four sided architecture is strongly encouraged for all buildings generally visible from public view. Buildings that occupy a less visible role on the site or have some other special circumstance may not require the same level of design detail as primary buildings.
- Building entrances should be strategically located near parking lot walkways.

Service Areas

- Loading and service areas are not permitted within setbacks.
- Buildings should be designed so that the required loading or service operation is conducted within the confines of the building site.
- Loading and service bays should be located, screened and operated to avoid noise or aesthetic issues affecting adjacent uses.
- Unloaded goods should be screened from view and clear of access ways if not immediately moved into storage.
- Outside storage areas are not permitted.
- Screening with walls or other approved screening devices or vegetation should be compatible with the architectural and landscape design of the buildings or parking structures and screen from public streets, primary internal drive lanes, building entries, pedestrian & open areas.



Refuse enclosures / Gutters & Downspouts

Refuse enclosure design shall adhere to the Town of Gilbert standard detail. Design of the walls must be complimentary to the overall design of the project. Metal gates must meet all Town of Gilbert standards and may be painted to match the primary color of the enclosure or painted as an accent. Metal decking, corrugated metal or rusted metal may be used on refuse enclosure gates with a finish that is complimentary to the overall building or development. Screening of refuse areas should be complimentary to the architecture and overall site theme and may include walls/fences that are six feet in height with a gated enclosure. The wall thickness should be a minimum of eight inches or as indicated of Town of Gilbert standard details. The location and required quantity of refuse enclosures shall meet all applicable sections of the Town of Gilbert Solid Waste Division for location, design, and access. Where more than one refuse/recycle enclosure is required, not more than four single enclosures or two double enclosures should be placed in one area. Refuse/Recycle enclosures should be located on the site appropriate to function and quantity. Trash compactors are acceptable, but should be located, screened and operated so that noise and odors are minimized as disturbance to the adjacent uses.



Gutters & Downspouts

The use of interior roof drains is required. Exterior roof drains and downspouts may be utilized, but must be architecturally integrated into the overall building design.

Roof Mounted Equipment

Any roof access ladders should be located inside the building, unless otherwise dictated by safety. External accesses should be integrated into the building architecture. Roof mounted equipment, vents, ducts, and other elements must be fully screened and installed in a manner that prevents obstruction or distraction of views from adjacent properties. Rooftop screening of mechanical equipment must be extended to a height of at least one foot higher than the equipment. Rooftop solar collectors and skylights are encouraged. If used, these rooftop elements will be designed and installed in a manner that compliments the building design and minimizes reflected glare. Rooftop radio, TV, microwave and other antennas and towers may be permitted, but consideration must be given to location, height and architectural treatment to minimize obstruction or distraction of view from adjacent properties



5. Parking

Concept

Parking standards for Val Vista Square shall conform with the Town of Gilbert Land Development Code, except as modified by the Ordinance. Val Vista Square has a Modified Standard for parking spaces between parking islands of 10.

Vehicular and pedestrian cross access easements are granted between the parcels of Val Vista Square by the Final Plat of Main Street Commons, maintained by the replat of the parcels to Val Vista Square, and re-affirmed in Article 10 of the CCR's of the Spectrum Commercial Core Association.

The General Provisions and number of parking spaces required for Regional Commercial are provided in Article 4.2 of the LDC. Article 4.205 establishes the requirement for off street shared parking at 1 space per 200 sqft. Article 4.203 provides general provisions which include opportunities for shared parking and deferred parking for unique uses, both of which are allowed in Val Vista Square, subject to the requirements of the LDC.

Locations and Arrangement

Larger parking areas should generally be located away from the arterial street frontages when possible. Large areas of surface parking and any structured parking are encouraged to be located more towards the interior where feasible, allowing for the buildings to dominate the arterial street scenes. Specific users will likely require some parking in more convenient and building-adjacent areas and along the arterial frontage. Such parking should be reasonably allowed, strategically located and designed, and appropriately landscaped.

Parking areas should be designed in a straightforward logical manner that allows for easy access in and out of the property, and between the various uses, without impacting building and pedestrian areas. Parking areas should be designed with functional circulation routes that provide efficient access to convenient spaces within a 500' radius of major building entrances.

Parking lot clusters that are sensitively designed within the overall context of the site need not be limited to a total number of spaces.



Parking in General

- Vehicles used for business and stored on-site should be parked in designated areas only in the larger parking lots and not immediately adjacent to building entries.
- Large scale parking areas will generally be located away from the major arterial street frontages along East Pecos Road and South Val Vista Drive. Smaller scale parking areas are likely to be required by specific users and are therefore permitted along the arterial streets and internal drives. All such parking should be strategically located and designed, and appropriately landscaped.
- Creative parking solutions, such as structured parking are encouraged as appropriate based on density and project economics.
- Vehicles used for business and stored on-site should be parked in designated areas only.
- Parking / loading and services are not permitted within landscape setbacks.
- Buildings should be designed so that the required loading or service operation is conducted within the confines of the building site. Loading and service bays should be located, screened and operated to avoid noise or aesthetic issues affecting adjacent uses.
- Unloaded goods should be screened from view and clear of access ways if not immediately moved into storage.
- Outside storage areas are not permitted.
- Screening with walls or other approved screening devices or vegetation should be compatible with the architectural and landscape design of the buildings or parking structures and screen from public streets and building entries.





Surface Parking / Covered Parking / Structured Parking

Alternative Surfacing

In addition to traditional parking surfaces, a range of pervious materials may be incorporated in the overall treatment. The ranges of pervious materials may include (with Town of Gilbert approval):

- Unit pavers (outside of public rights-of-way)
- Stabilized desert pavement (parking lots only)
- Pervious pavements and pavers
- Grasscrete



Covered Parking

The design of structures or elements intended to cover motor vehicles should be compatible with the design, materials and character of the associated building. Solar collectors mounted on parking canopies are allowed.

Structured Parking

Based on realized increased development density requirements, subject to market and economic viability; structured parking is allowed and encouraged for the ultimate build-out, over time, of Val Vista Square. Design of these structures will consider building materials, detailing, and landscaping that compliment the overall development.

More creative parking solutions, such as structured parking integrated within mixed-use buildings are allowed as appropriate based on density and project economics.

All parking structures will be subject to the applicable building setbacks and landscape requirements that govern building construction.



6. Landscape

Planting Design

Landscaping will be used to complement the architecture and to inform and establish pleasant exterior spaces for the enjoyment of visitors, tenants, and employees by incorporating the following design standards:

- Provide landscaping to break up large expanses of blank walls, shade pedestrian areas, accent entries, screen service areas and to mitigate the aesthetic appearance of large parking areas.
- Provide appropriate landscaping adjacent to private drives that is in character with the overall development.
- Landscaping variety, innovative design, transition between plant material and ground cover, dispersal and grouping of plant material, and other recognized landscape architecture practices are encouraged.
- Overall landscape design may incorporate such elements as seat walls, decorative pavement, bollards, water features, pedestrian furniture, art, areas of interest and contemplation.
- Any use of landscape planters should be sized appropriately to accommodate mature height and width of proposed planting.
- Consider placement of trees and shrubs to avoid conflict with built structures and circulation routes.
- In addition to traditional methods for tree planting and parking lot island landscaping, trees may be planted at grade while utilizing horizontal and vertical tree grates.

Plant Palette

Landscape design will utilize a desert and arid climate appropriate plant palette. However, in outdoor primary pedestrian gathering spaces and outdoor entry or employee areas; a greener plant palette is encouraged to promote shading and cooling effects. The landscape installed should consist primarily of native species requiring minimal irrigation, fertilization, and maintenance. In more intense, high traffic portions of the development, the landscape may include species tolerant of micro-climatic conditions. Areas of more intense use may include landscape palettes with a variety of interesting shapes, textures, forms and seasonal and year-round color is encouraged.

The following is the plant palette for Val Vista Square*:

**Additional plant species may be added by the master developer to the list below as more new/hybrid species emerge from the constantly changing developments in the nursery industry. If a parcel development would like to use a certain species of plant not listed below, a written request may be made by the parcel owner to the master developer for possible approval to be included in the parcel development landscape plans.*

Trees

Acacia sp.
Acacia farnesiana
Anacacho baubinia
Caesalpinia sp.
Cercidium sp. hybrid
Cercidium floridum
Cercidium praecox
Ceiba speciosa

Acacia
Sweet Acacia
Chihuahuan Orchid
Bird of Paradise
All Hybrid Palo Verde
Blue Palo Verde
Palo Brea
Silk Floss Tree



Cercidium sp
 Citrus “Arizona Sweets”
 Dalbergia sissoo
 Ebenopsis ebano
 Fraxinus sp.
 Gleditsia triacanthos
 Jacaranda mimosifolia
 Lagerstroemia
 Olea europea “Swan Hill”
 Prosopis sp.
 Quercus virginiana
 Phoenix dactylifera
 Pistacia chinensis
 Ulmus parvifolia
 Washingtonia filifera

Shrubs

Bougainvillea sp.
 Caesalpinia Sp.
 Calliandra sp.
 Carissa grand/flora
 Cassia sp.
 Chrysacfinia mexicana
 Encelia farinosa
 Eremophila sp.
 Euphorbia rigens
 Justice spicigera
 Leucophylluin assorted sp.
 Muhlenbergia sp.
 Nerium oleander
 Polioimntha maderensis
 Ruellia sp
 Salvia clevelandii
 Salvia greggii
 Simmondsia chinensis
 Tecoma stans

Accents

Agaves sp.
 Aloe sp.
 Asclepias subulata
 Chamaerops humilis
 Dalea frutescens
 Dasyliirion sp.
 Echinocactus groson;;
 Ferocactus sp.
 Hesperaloe sp.
 Muhlenbergia capillaris
 Nolina microcarpa
 Opuntia santa-rita
 Pedilanthus macrocaropus
 Yucca sp.

Groundcovers

Acacia redolens
 Baileya muftiradiata
 Bulbine frutescens

Palo Verde
 Orange Tree
 Dalbergia “Sissoo”
 Texas Ebony
 Ash
 Honey Locust
 Jacaranda
 Crape Myrtle
 Swan Hill Olive
 Mesquite
 Live Oak
 Date Palm
 Chinese Pistache
 Chinese Evergreen Elm
 California Fan Palm

Bougainvillea
 Bird of Paradise
 Fairy Duster
 Natal Plum
 Cassia
 Damianita
 Brittlebush
 Eremophila “Valentine bush”
 Gopher Plant
 Mexican Honeysuckle
 Sage, assorted varieties (Thunder Cloud, Texas
 Ranger, Chihuahuan, Rio Bravo)
 Deer Grass
 Oleander
 Lavender Spice
 Ruellia, various species
 Chaparral Sage
 Autumn Sage
 Jojoba
 Gold Star Yellow Bells, All Hybrids

Agave varieties (Twin Flower, Octopus,
 Smoothleaf)
 Aloe
 Desert Milkweed
 Mediterranean Fan Palm
 Black Dalea
 Desert Spoon, Green Desert Spoon, Toothless
 Desert Spoon
 Golden Barrel
 Red Barrel
 Red Yucca, Giant Hesperaloe, Regal Mist
 Deer Grass
 Bear Grass
 Purple Prickly Pear
 Lady Slipper, Slipper Plant
 Yucca

Trailing Acacia
 Desert Marigold
 Shrubby Bulbine

Convolvulus cneorum
 Cynodon dactylon
 Dyssodia pentachaeta
 Lantana sp.
 Linope muscari
 Lonicera japonica 'halliana'
 Hymenoxys acaulis
 Salvia officinalis
 Rosmarinus officinalis
 Ruellia 'Katie'
 Verbena sp.
 Wedelia trilobata
 Oenothera berlandieri
 Annuals

Bush Morning Glory
 Hybrid Bermuda -Turf
 Sierra Gold' Dalea
 All Lantana Hybrids
 Monkey Grass
 Hall's Honeysuckle
 Angelina Daisy
 Sage
 Trailing Rosemary
 Katie Ruellia
 Verbena varies species
 Yellow Dot
 Mexican Evening Primrose
 Annuals

Vines

Bougainvillea sp.
 Plumbago auriculata
 Mascagnia macroptera
 Ficus pumilia
 Lonicera arizonica
 Tecoma capensis
 Macfadyeni unguis-cacti
 Mascagnia lilacina
 Maurandella antirrhiniflora
 Merrimia aurea
 Rosa banksiae
 Vitis californica

Bougainvillea
 Capa Plumbago
 Yellow Orchid Vine
 Creeping Fig
 Arizona Honeysuckle
 Cape Honeysuckle
 Cat's Claw Vine
 Purple Mascagne
 Snap Dragon Vine
 Yellow Morning Glory
 Lady Bank's Rose
 Roger's Red Grape Vine



AZT Palo Brea



AZT Seedless Mesquite



Date Palms



Desert Museum Palo Verde



Desert Willow



Evergreen Elm



Texas Ebony



Pistache

Decomposed Granite

For landscaped areas, decomposed granite (DG) will be placed at a 2" minimum depth and will cover all landscape areas that are not turf. DG must be naturally colored in a tone that blends with the natural desert pavement (e.g. Madison Gold, Express Brown, Express Gold, etc..). DG may include 1/4" or 1/2" minus, or 1/4" or 1/2" screened crushed granite materials.

Turf

The use of turf should be limited to any primary pedestrian focal area or pedestrian gathering or entry areas immediately adjacent to buildings.

Irrigation

As the entire property lies within the boundaries and is subject to, and benefits from, the Spectrum Irrigation Water Delivery District No. 48, the landscape irrigation within Val Vista Square is designed and will be built for service to be provided by the district. Delivery and metering of landscape irrigation for the approximately 45 acres of the property contained by Pecos / Val Vista and Market will be conducted by 2 separate loops that will encompass the property and be installed in phases as development occurs. The landscaped areas adjacent to, and along Pecos, Val Vista and Market streets, the arterial entry's and features, the internal drive lanes, and any other areas designated as "Association Maintained Improvements" by the CCR's of the Val Vista Square Property Owner's Association; will be irrigated by the Association supply line. All other landscape in Val Vista Square, including the landscape on the individual parcels, parking lots and building foundation plantings will be irrigated by the Parcel Development supply line.

Land Reserves

Areas held in reserve for future building improvements have been mass-graded and disturbed from their native condition. Individual parcel owners are responsible to maintain these areas in accordance with the Town of Gilbert's Municipal Code, the Land Development Code and Maricopa County Dust Control. Such temporary areas may include:

1. Landscape holding areas
2. Temporary parking areas for events
3. Temporary seeding with a drought resistant plant mixture to minimize weed growth and wind and water erosion
4. Temporary retention basins, but only as approved by Town engineering staff

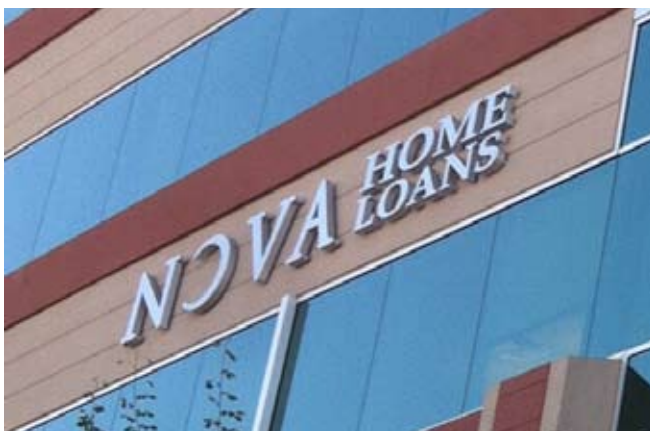
7. Signage

BUILDING SIGNAGE

Building Signage is an integral design component to the building architecture, building materials, landscaping, and overall site development.

Val Vista Square is entitled with the Master Sign Program, a comprehensive sign plan for the development, amended and approved as the Main Street Commons / Val Vista Square Master Sign Program (DR05-24, August 5, 2013), the “MSP”.

The MSP includes general requirements, general specifications and design requirements for building signage, including inline tenant signs and wall signs. The building signage allowed for Val Vista Square will be guided by, and adhere to the requirements and specifications as established in the MSP, and as amended in the future.



MASTER SIGNAGE PROGRAM

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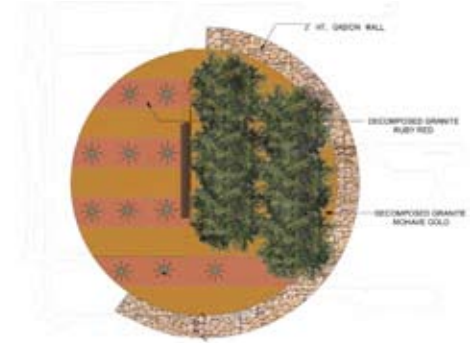
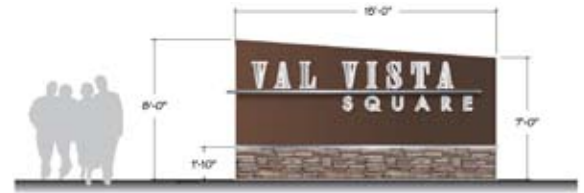
The signage design for Val Vista Square will be guided by and adhere to the style and character as established in the MSP, and as amended in the future. The MSP includes the following free standing sign types: freeway pylon signs, primary and secondary project identification, entry and business identification monuments, on-site vehicular direction sign (as required), tenant directory sign (if required).

Each of these sign types is clearly detailed in the MSP, including their quantity, locations, maximum height and signage area, illumination, as well as their design alternatives and materials.

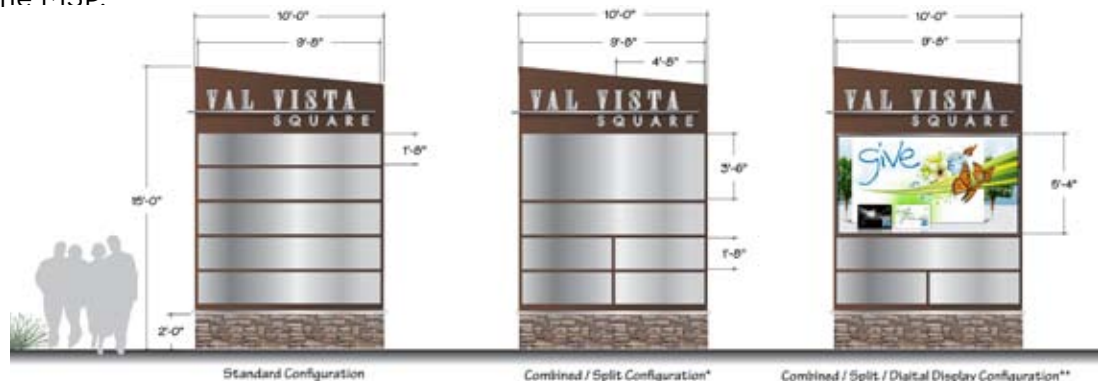
The various sign types have been organized, designed and approved as being a unique and comprehensive approach to communicate and maintain the continuity of quality and aesthetics of the overall project.

Detailed design requirements are enumerated for each freestanding sign type in the MSP. Additionally, the MSP includes general requirements, general specifications and design requirements for **building signage**, including inline tenant signs and wall signs.

As additional specific development progresses in the project, the MSP will be amended from time to time to include additional specific signage opportunities that were not previously contemplated, but that are in character with, and adhere to the design intent and guidelines established in the MSP.



Typical EX-C Landscape Feature



8. Lighting Concepts

Use of lighting is important to the character and use of the site. Lighting will be used to encourage activity after dark, providing a sense of security and safety, articulating project identification and entries, and creating overall visual interest and appeal.

Project gateway, entry monument, and business identification freestanding signage will be illuminated as prescribed in the MSP. Acceptable illumination techniques include, but are not limited to: internal, backlit “halo”, or ground illumination.

Pedestrian scale lighting including pedestrian lamps, bollards and etc... will be included in pedestrian oriented gathering areas and at building entrances to compliment the buildings and provide a safe nighttime environment.

Parking areas and drives will be lit for safety as well as ambiance. Consistent and complimentary lighting will be utilized for internal drive lanes and their adjacent pedestrian paths. Parking areas may utilize the single and twin-assembly “gullwing”-type area luminaires utilized in surrounding development, or another complimenting product of equivalent quality and design. Existing parking lot and pedestrian lighting utilized in Main Street Commons and Val Vista Square will serve to inform as a baseline for future lighting choices.

Lighting should be placed and shielded to limit glare and to limit the emission of light beyond the boundary of the property.

Parcel-specific standards for lighting will be determined at the time of individual site plan approval.



“Invest wisely in beauty,
it will serve you all the
days of your life.”

Frank Lloyd Wright

VAL VISTA SQUARE

GILBERT GROWTH PROPERTIES LLC

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(Conceptual Imagery)

***Replat of VAL VISTA SQUARE Parcel 1B &
MAIN STREET COMMONS Parcel 5***
NARRATIVE

**SUBMITTAL DATE
April 23, 2020**

**Southeast Corner of Val Vista Drive and Pecos Road
Gilbert, Arizona**

Pre-Application # PPA-2019-00087

VAL VISTA SQUARE

PROJECT TEAM

Gilbert Growth Properties LLC

PROPERTY OWNER

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Gilbert Growth Properties LLC

APPLICANT / CONTACT

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*Replat of VAL VISTA SQUARE Parcel 1B & MAIN
STREET COMMONS Parcel 5*

NARRATIVE

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INTRODUCTION

Val Vista Square began as an approximately 55-acre mixed-use development located just north of the northeast corner of Val Vista Drive and the Loop 202 Santan Freeway in Gilbert, Arizona. Most of the project is owned by Gilbert Growth Properties LLC (an single-purpose ownership entity of the Park Corporation) and has been developed with a 60,000 square foot Veterans Administration Medical Clinic (VA Clinic) and a 9,000 square foot bank (Unison Bank). Gilbert recently approved a 20,442 square foot grocer (ALDI) for *Val Vista Square* as well.

In January of this year, Town Council approved a re-zoning of *Val Vista Square* to include the central core of 9.12 gross acres (8.61 net acres) as Multi-Family, High Density (**MF/H**) through its Ordinance 2743 (MCR 2020-0054643, Zoning Case Z19-24)) to accommodate a proposed 317-unit multi-family community with luxury rental units, attractive amenities, and well-conceived common open space.

In selecting the above users, Gilbert Growth Properties has patiently cultivated a mix that will ensure that *Val Vista Square* becomes an asset to the Gilbert community as whole. In addition to these existing uses, a mix of other retail, hospitality and office uses has always been envisioned for the rest of the site and the re-platting of the parcels proposed with this application will be a catalyst to attracting the other quality users that have long been expected for *Val Vista Square*.

This replat will create the individual parcel necessary to accommodate the multi-family community at this time, while at the same time separating the several remaining undeveloped areas of the project into logical parcels, which in turn may be suited for individual users, or which might require additional subdivision into three or fewer parcels via subsequent Minor Land Divisions in the future.

PROPERTY DESCRIPTION

The property subject to this application is approximately 29.25 acres (which itself is a portion of the original 55-acre PAD) and is located at the southeast corner of Val Vista Drive and Pecos Road in Gilbert, Arizona. The property's two Maricopa County Assessor Parcel Numbers are: 313-10-976A and 304-46-469. Please see the "Parcel/Aerial Map" included with this application. It is bounded by Val Vista Drive on the west, Pecos Road on the north, and Market Street to the south and east—all of which have been fully improved as major and minor arterials with sidewalk, curb/gutter, raised landscaped medians (with median cuts in certain locations), and six- or four-lane pavement cross-sections in accordance with Town standards.

The property subject to this application is primarily vacant, although the Val Vista Drive frontage has lush, mature landscaping and striking entry features. The terrain itself is relatively flat and currently enjoys excellent views of the Santan Mountains to the south and Superstition Mountains to the east.

REPLAT PROPOSAL

Val Vista Square is proposing to create 5 new parcels by combining two existing parcels from two different final plats. The primary purpose for the replatting is to create the 8.61 net acres parcel for Crescent's Novel at *Val Vista Square* high-density approximately 317-unit multi-family community project. As previously mentioned, this area was the subject of the re-zoning to MF-H of Ordinance 2743, and therefore this replat will create the legally separate land parcel which will be sold to, and developed by Crescent Communities. By creating these 5 new parcels, *Val Vista Square* will be positioned to continue to market specific areas of the project to targeted end-use groups such as premium hotel/lodging, unique and high quality full service restaurants, specialty retail shops, and preserving the 9.47-net acres parcel which is envisioned primarily for class A office/employment.

COMPLIANCE WITH EXISTING ZONING and THE APPROVED PLANNED AREA DEVELOPMENT

Current zoning for the entire 34.1 gross acres project is a combination of 25 gross acres of Regional Commercial (RC) and 9.1 gross acres of Multi-Family/High (MF/H) zoning districts, all with a Planned Area Development overlay zoning district. The zoning includes a Development Plan and the following stipulations as specified in Ordinances 2380 and 2743; modified building and landscape setbacks to Market Street (20'), internal building and landscape setbacks of 0', increased spaces between parking isles (10), specific adjustments to common open space, prohibition of internal separating fences, allowance for a gate arm for parking control in certain instances, requirement of an additional deceleration lane, various aircraft overflight requirements, requirements for right of way landscape improvements directly adjacent to areas under development, adherence to the Final Drainage Report For Main Street Commons, landscaping of the regional retention basin known as Tract A, construction of certain monument features of the project, creating of a Property Owners Association for the maintenance of certain portions of the project's landscape improvements, and approved Design Guidelines for the project.

To date, *Val Vista Square* is complete compliance with all requirements of the existing zoning and Planned Area Development. Previous and pending developments within the project have all adhered to the zoning requirements and the Planned Area Development under the direction and approval of the Town's Planning and Engineering staff, including without limitation; adherence to the Development Plan, building and landscape setbacks, parking and open space requirements, the design and approval of the deceleration lane at the entry on Pecos Street at the signalized Rome intersection, all required right of way landscape improvements adjacent to areas under development, compliance with the Drainage Master Plan for both on-site and off-site drainage, the ongoing installation of monuments & entry features, Tract A landscape and wall fully installed, and approval of the vehicular "focal point"; all per the Development Plan or Ordinance stipulations, as development progress through the project. In addition, the project continues to be guided by its exemplary Design Guidelines, which have served as a model for staff for other comparable developments in the Town. All common landscape improvements constructed within the project are turned over to, and subsequently maintained, repaired and replaced by the *Val Vista Square* Property Owners Association. Future development in the

project will continue to adhere to, and be in compliance with all requirements of the zoning, Planned Area Development, and *Val Vista Square* Design Guidelines.

The *Val Vista Square* PAD aims to house “uses that are viable and appropriate on their own, but that also support each other”. To date, the uses approved or proposed each support the overall high-quality mixed-use environment envisioned. The multi-family development will not only be an attractive residential choice that fills a market need in Gilbert but will also support to the surrounding commercial and medical uses by providing new housing options for employees and their families who wish to work nearby. As such, this multi-family housing community appropriately serves both greater Gilbert and helps support the employment and commercial opportunities to come from future *Val Vista Square* development. The existing bank and approved grocery provided key services for both the multi-family residents and current and future employees who work within or nearby the project.

The *Val Vista Square* PAD also prioritizes development that supports Gilbert’s family-oriented community. The proposed multi-family community provides housing to families of all ages and provides gathering areas, open spaces and amenities to support the vibrant interaction of residents and guests.

COMPLIANCE WITH GENERAL PLAN GOALS & POLICIES

In 2019, the Town of Gilbert Land Development Code (LDC) was changed to require a multi-family community proposed for Regional Commercial to follow a full rezoning process instead of the previous use permit process. This code change ensured that proposed multi-family communities are examined within the context of the surrounding uses to determine if they are compatible with existing and future development.

Through an extensive public notice, input and hearing process conducted by the Applicant and Town staff, in January of 2020 Gilbert’s Town Council amended the Gilbert General Plan Land Use Map through its Resolution No. 4142; to change the central core 9.1 gross acres of *Val Vista Square* from a land use of Regional Commercial to Residential 25-50 DU/Acre. This action was concurrent with the aforementioned Ordinance 2743 which changed the zoning district for the same land to Multi-Family/High. It should be noted that not only was this the first project in the Town of Gilbert to have the new MF/H zoning district applied, but also that this Minor General Plan Amendment and re-zoning were found to be completely consistent with the General Plan by Town Staff, and also received unanimous support and unanimous voting approval from both the Planning Commission and the Town Council.

Therefore, the site is now designated on the Town of Gilbert’s General Plan for Regional Commercial and Residential 25-50 DU/Acre development. Its zoning classification of Regional Commercial and Multi-Family/High, all with a Planned Area Development overlay is perfectly consistent with the General Plan.

These changes were warranted because a new, urban-style, multi-family community will provide a vibrancy to *Val Vista Square* that will enhance the likelihood of attracting other high-

quality retail, restaurant, hospitality, and office developments on the rest of the site. As a development catalyst, the new multi-family use will help a project that has remained relatively undeveloped for many years to reach its full potential, consistent with the earliest ideas for the property.

This area of Gilbert has long been anticipated for urban development due to its location within the Santan Freeway Corridor and the Vertical Overlay Zoning District. As noted below, the surrounding land uses are compatible with this proposal:

TABLE A – Surrounding Land Uses

	General Plan Designation	Zoning Category	Existing Use
Project Site	Regional Commercial Residential 25-50 DU/AC	RC & MF/H-PAD	Vacant, Proposed Novel MF/H 313-unit project
North	Shopping Center General Office Residential 14-25 DU/AC	Shopping Center General Office Multi-family/Medium	Proposed retail center Rome Towers Office Azul at Spectrum Apartments
East	Regional Commercial	RC-PAD	Unison Bank, Proposed Grocery Store and Retail Pads
South	Regional Commercial	RC-PAD	Hospitality, Retail, Office
West	Regional Commercial	RC-PAD and General Commercial	VA Medical Clinic Santan Motorplex

Where portions of *Val Vista Square* are currently undeveloped adjacent to the proposed multi-family parcel, special care will be taken to ensure both the compatibility of and the interplay between the various uses that come forward in the future. The desire is to promote a horizontally mixed-use development that encourages residents to live, work, eat, and shop in close vicinity in order to enhance the quality of life and long-term attractiveness of *Val Vista Square*.

Approval of this replat will allow the development of the high-quality multi-family project to proceed, and set the stage for marketing and development of the adjoining smaller parcels to the various uses that will help achieve the mixed-use nature desired for the project and the area. Specifically:

- It activates a parcel that has remained primarily undeveloped in a highly visible area of Gilbert.
- It encourages, promotes, and supports the development of the rest of *Val Vista Square*
- Development of the multi-family parcel will provide high-quality rental options to people who want to live in the vibrant, thriving area along the Loop 202 but not have to worry

about maintenance and other concerns that come with traditional single-family home ownership.

- Its residents will be able to support area businesses, including those found elsewhere in *Val Vista Square*, Santan Village, and nearby Rivulon.
- It will broaden Gilbert's tax base, providing new, recurring lease tax, property taxes, and state-shared (population-based) revenues.
- It will enable employees to live close to the many jobs that have come and will come to the "Central 202 Core" and "Gilbert and the 202" growth areas, thus reducing commute-related air-quality issues while enhancing the quality of life for these employees and their families.

Further, it should be reinforced that the development intention and vision of *Val Vista Square* are supported by the following Goals and Policies found in the General Plan:

- **Land Use and Growth Areas, Vision Statement: Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.**

The high-quality multi-family community on this site, in addition to the VA Medical Clinic, Aldi Grocery, and Unison Bank; increases the attractiveness of nearby employment centers (i.e. Gilbert and the 202, Central 202 Core) by providing additional housing opportunities and key services and retail opportunities near existing and potential employment uses. This, in turn, will attract new employers and potentially support the creation of new jobs.

- **Land Use and Growth Areas, Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

Land Use and Growth Areas, Policy 1.3: Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.

Land Use and Growth Areas, Goal 4.0: Provide a diversity of quality housing types for a variety of lifestyles.

Land Use and Growth Areas, Policy 4.1: Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs.

Val Vista Square promotes an appropriate mix of housing, employment, service and retail opportunities in the immediate area. Additional housing options will provide alternatives for people seeking to live and work in the area near Loop 202. Additional housing will support the needs of employers and retailers who wish to be near their employees and customers.

In addition, Val Vista Square adds a housing option that is in high demand in the area. While there are few examples of higher density multi-family communities within Gilbert, recent informal surveys show that nearby existing multi-family communities are over 90% occupied, and widely available market reports indicate that the trend will continue for many years as individuals and families from all walks of life seek the convenience of a luxury rental lifestyle.

- **Land Use and Growth Areas, Policy 4.4: High density housing is encouraged near large employment centers and/or transportation corridors.**

Land Use and Growth Areas, Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.

By its very nature as a horizontally mixed-use community with retail, restaurant, hospitality, and office uses, Val Vista Square will create a pedestrian-friendly environment that is convenient for residents and guests alike. The addition of high-density multi-family uses at Val Vista Square is also complementary to nearby existing/planned employment centers (Santan Village, Rivulon, Val Vista Medical, etc.) and commercial centers (Santan Village, etc.). This reduces automobile trips, vehicle trip lengths, and the number of cars travelling on the arterial street system—and encourages walking, biking, and other means of transportation—for those living, working, and shopping in the same area. Additionally, the site's proximity to the Loop 202 freeway provides easy access to regional transportation corridors without undue stress on the local street system.

- **Land Use and Growth Areas, Policy 4.2: Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.**

Val Vista Square will not adversely impact lower density residential neighborhoods since none are located near the community. The proposed higher density community is entirely appropriate in the context of the intensities that exist and that are planned for the area in and around Val Vista Square.

SUBDIVISION DESIGN CONCEPT and DESIGN GUIDELINES

Previous and future development within *Val Vista Square* will continue to adhere to the *Val Vista Square* Planned Area Development Design Guidelines (Design Guidelines) as approved by the Town of Gilbert and subsequently amended from time to time. The Design Guidelines were initially approved by the Design Review Board in July of 2014 as Case# DR14-06, and subsequently amended and approved by Minor Administrative Design Review in March of 2016 as Case#PAL 16-12(DR14-06A). The Design Guidelines establish the overall design framework for the *Val Vista Square* project. These Design Guidelines supplement and expand on the Town

of Gilbert's Ordinance No. 2380 and 2743, the Development Plan of *Val Vista Square*, and the LDC. The Design Guidelines apply to all development and uses of land within *Val Vista Square*, and are included as an exhibit to this application to address the requirements of Exhibit 6. Landscape and Open Space Plan, and Exhibit 7. Materials and Color Board, per the direction of Planning staff. In addition, the following subdivision concepts are discussed herein.

- **Overall lot layout and design , size and quantity:** The proposed replat will create 5 new parcels of varying sizes; either right-sized for a specific type of use or user, or to be further subdivided in the future to accommodate specific uses as they become known. The 8.605-net acre parcel in the center of the project is for the purpose of the aforementioned MF/H project. The 9.474-net acre parcel in the southeast portion of the project is intended to primarily serve as the employment core for *Val Vista Square*, and may be subject to future subdivision once specific users and needs are identified. The 7.281-net acre parcel at the southwest corner of Pecos and Val Vista is intended for future restaurant, retail and/or hospitality uses; it is envisioned that this parcel will be further subdivided in the future once the uses and parcel requirements are known. The 2.797-net acre parcel on the southern edge of the project may be utilized for hospitality, employment, medical or retail use; depending on market demand and fit for the surrounding uses. The 1.091-net acre parcel at the entry on Pecos, at the southwest corner of the controlled intersection, is currently envisioned as a restaurant.
- **Vehicular access and circulation:** *Val Vista Square* is well-equipped with ten points of entry access (including existing curb returns) to the surrounding major and minor arterial streets. One entry on Pecos Road is located at a signalized full movement intersection. This entry is currently being improved with a right turn decel lane (and traffic signal relocation) as part of the approved Aldi Grocery project. Nine of the access entries include a decel lane for right turn entries. The tenth entry at the existing Unison Bank was deemed sufficient without an added right turn decel lane.

Internal circulation for *Val Vista Square* adheres fully to the Development Plan and the Design Guidelines through several interconnecting main private drives which bisect the development from east to west, and north to south. Internal circulation and the design requirements for the private drives, including the landscape design and approved plant list, are fully detailed in the Design Guidelines. These private drives have been planned and generally located to straddle parcels boundary lines when appropriate so that each parcel is afforded access to the internal circulation network, and each parcel is equally burdened with a portion of its land devoted to these interconnecting main private drives. Where possible, various entry drives into each internal development's parking areas will generally line up with other adjacent entries in the development; although the Applicant reserves the right to adjust the location of any given entry from these main private drives if required to accommodate specific needs of individual user's site plans; but in such cases will consult closely with Town staff when such instances arise, and in all cases, will otherwise conform with the Town's development and traffic standards and requirements.

Significant portions of these main internal private drives were approved concurrent with the Aldi Grocery project, and most of the remainder of the main private drives are currently under review as part of the Design Review for the Novel *Val Vista Square* MF/H project. *It should also be noted that this replat includes language in its Dedication which restates and reaffirms the original easements granted and created by the Final Plat of Main Street Commons for **vehicular** and pedestrian **cross access granted** between the original MSC Parcels 1-7; which have been restated and reaffirmed in the Final Plat of Val Vista Square and each subsequent Minor Land Division thereof.*

- **Pedestrian circulation and connectivity:** Pedestrian circulation and connectivity is addressed in the Design Guidelines. Generally, the internal vehicular circulation network of private drives will also accommodate pedestrians on an adjacent sidewalk which will be included on at least one side of each of the main connecting private drives, focused towards moving people between use destinations within the project, and ensuring that there is convenient pedestrian access to all pedestrian areas within each individual use, and the overall project. In addition, the use of decorative pavement and landscape including trees will enhance the pedestrian experience and delineate key pedestrian zones, emphasizing roadway crossings and building entries to create a safe, walkable environment within *Val Vista Square*. Where appropriate, certain uses will include gathering spaces and people places by providing seating and shading at various other points within the project. *It should also be noted that this replat includes language in its Dedication which restates and reaffirms the original easements granted and created by the Final Plat of Main Street Commons for vehicular and **pedestrian cross access granted** between the original MSC Parcels 1-7; which have been restated and reaffirmed in the Final Plat of Val Vista Square and each subsequent Minor Land Division thereof.*
- **Open space and landscape design:** Development standards, design concepts and standards for open space and landscape design are fully detailed in the Design Guidelines, including an approved plant palette and specific details for decomposed granite, turf and irrigation systems. The Design Guidelines includes a Street Tree Concept Plan and conceptual landscape plan requirements for the landscape adjacent to the public streets and for the internal drives. In addition, certain uses, including the Novel *Val Vista Square* MF/H project, will have provide enhanced common open space amenities including shading and seating in a “pedestrian plaza” which is accessible to the public, and certain other open space amenities geared specifically for its residents including shaded sidewalks and seating areas, balconies for most units, raised landscape planters, and community pool, spa, sundeck & lounge area, outdoor kitchen and pet exercise area.
- **Subdivision amenity features, colors, materials:** Other development components are addressed and specified, or example imagery provided in the Design Guidelines, which gives guidance on such subdivision amenities and components as: entry features, signage, site walls for parking screening, covered and structured parking, bike racks, shade structures, specialty paving or other unique surface treatment, lighting, refuse

enclosures, gutters and downspouts, and roof mounted equipment. In addition, the Design Guidelines include an extensive section of recommendations, examples and requirements for building concepts, design, materials and colors.

- **Grading / Drainage and Retention design:** *Val Vista Square* overall drainage and retention has been fully addressed in the Final Drainage Report for Main Street Commons (Project No. 03-065, March 2005, Revised April 2005) prepared by EPS Group, Inc. and subsequent revisions and updates by Dibble Engineering and Kimley-Horn Engineering, as development progresses through the project (Drainage Master Plan). Overall, the project has been previously mass-graded and is generally level, vacant land. A combination of permanent and temporary retention basins have been installed on the project. A significant portion of the retention for *Val Vista Square* is designed to convey to an off-site retention basin south of Market Street, known as Tract A. The several 36" crossings of Market Street included in the Drainage Master Plan have been installed, and the Tract A is fully constructed and landscaped. In all cases, development in *Val Vista Square* is required to providing the 50-year 24-hour retention for on-site and off-site half streets, per Town Requirements as each project is brought online. For individual developments within the project, the required retention is being handled by a combination of underground retention tanks, surface retention basins, and off-site retention in the Tract A; all subject to the Drainage Master Plan and review and approval by Town staff.

AVAILABILITY OF PUBLIC UTILITIES AND SERVICES

Val Vista Square is an in-fill project with excellent access to public utilities, streets, and other public services.

- **Water:** Water lines are available within the Pecos Road, Market Street and Val Vista Drive rights-of-way. *Val Vista Square* has following a conceptual masterplan for an 8" looping, redundant system for domestic and fire service throughout the project. This masterplan has been followed, and the loop system continued with each successive development. Where appropriate, 8" water service extensions are designed with stubs and plugs for future development connection. The required 12' water line easements have been provided in each successive Minor Land Division, **and in this replat**, as the specific locations of the service lines become known, in accordance with Town of Gilbert standards.
- **Sewer:** Sewer lines are located within the Pecos Road, Market Street and Val Vista Drive rights-of-way. As development progress through the project, 8" service lines have been designed to connect into the existing lines in the surrounding rights of way, and where appropriate extensions are designed with stubs and plugs for future development connection. *Val Vista Square* will continue to work with the Town to identify the best connection points to serve the development.

- **Streets:** Val Vista Drive and Pecos Road are built out to Major Arterial standards in front of the site. The roads features six lanes, a raised landscaped median, bike lanes in each direction, and a sidewalk along the entire frontage of the site. The median in Val Vista drive allows for a southbound left turn into the VA site. A full motion intersection on Pecos Road at Rome Street has an existing traffic signal. Market Street is built out as a minor arterial. The road has four lanes, a raised median with a three cut outs for a full motion turning movements, bike lanes in each direction, and a sidewalk along the entire frontage of the site. Each required entry to the site has a right turn decel lane installed. The last right lane decel lane was required, and approved as part of the Aldi development at the entry to the project at the full motion signalized intersection on Pecos Road at Rome Street, and is being installed concurrent with that project in the Spring / summer of 2020.
- **Electrical:** Power is provided by Salt River Project and is currently present and adequate to serve the site.
- **Telecommunications:** Multiple telecommunications providers are available adjacent to the site in public utility easements.
- **Trails/Sidewalks:** Existing sidewalks run along all sides of the site as part of the Val Vista Drive, Pecos Road, and Market Street improvements. Internal sidewalks have been designed on the main internal interconnecting private drives within the project, to connect to the perimeter sidewalk network, and the various uses within *Val Vista Square*. This internal sidewalk network will continue as development progresses through h the project.
- **Landscape Amenities:** Landscape adjacent to the public streets, and adjacent to the interior main private drives is designed and completed as development occurs through the project, in accordance with the Design Guidelines and as approved by the Town. This landscape, once constructed, is maintained by the Val Vista Square Property Owners Association, as per the stipulations of Ordinance 2380.
- **Parks:** Gilbert's regional park, Discovery Park, is located less than a half-mile walk from *Val Vista Square*.
- **Transit:** A Valley Metro bus stop is located directly in front of the VA Clinic and is easily accessible from *Val Vista Square*.

TEMPORARY IMPROVEMENTS

Val Vista Square utilizes several forms of temporary improvements to provide for interim conditions throughout the site, as development progress over time.

- **Drainage:** *Val Vista Square* is subject to the aforementioned Drainage Master Plan. Accordingly, certain on-site temporary storm drain improvements are designed and

approved by the Town of Gilbert, from time to time to provide temporary on-site drainage basins for those certain portions of the project adjacent to areas under development in accordance with Town standards and providing the 50-year 24-hour retention for on-site and off-site half streets.

- Entrys and internal drive isles: where applicable, traffic barricades or bollards are utilized to prevent vehicular access beyond limits of improvements for the entrys and extensions of the internal private drives.
- Utilities: Whenever practical, consideration is given for the extension of future service with stubs and plugs for both water/fire service loop and sewer service, as development progresses through *Val Vista Square*.

SITE ACCESS AND CIRCULATION, EMERGENCY ACCESS

Val Vista Square enjoys excellent access, and is surrounded by major and minor arterial roads with 10 points of access to Val Vista Drive, Pecos Road and Market Street. Arizona Loop 202 is accessible in 2 separate directions to 2 separate interchanges, each less than one half mile away.

Several Traffic Impact Studies/Statements have been performed according to Town standards for the subject property over the years. They will continue to be updated as required for each of the uses which develop over time, in cooperation with requests from the Town. It is not expected that any of the surrounding infrastructure and/or access points will need to be changed to accommodate the existing mix of current and pending uses.

Within the site, a network of main private drives with appurtenant sidewalks will provide interconnectivity between the land uses and their respective parking areas, and allow for a smooth flow of vehicular and pedestrian traffic.

Pedestrian access will be available from the public sidewalk system (and nearby bus stop on Val Vista Drive in front of the VA Clinic) and via onsite sidewalks connecting the mix of land uses together. One of the goals of this horizontally mixed-use development is to promote pedestrian connectivity and reduce vehicle trips. As such, adequate sidewalks (ADA-compliant) will be provided where appropriate to encourage residents and guests to walk between the uses.

Fire apparatus and other emergency vehicle access will be provided at all entrances adjacent to and accessing development, as it occurs around the project, in accordance with Town of Gilbert requirements. Internal drives will accommodate fire service needs, with details finalized during the site plan process for each use.

Solid waste haulers will access the refuse containers via the most appropriate entrance, as also determined during design review for each use within the development.

SUSTAINABILITY

As an infill redevelopment project, *Val Vista Square* supports the community's ability to sustain its physical and cultural resources, including air quality, water quality, energy, and natural and human-made resources necessary to meet the demands of present and future residents. New residents will find the location ideal. They will be close to employers, shopping, and other community amenities. Nearly everything they need will be within a short walk or drive so air quality issues typically caused by long vehicular trips will be minimized. No adverse impacts to Gilbert's water quality, its energy supply, or any natural or human-made resources should be expected at this location. It should be noted that all of the *Val Vista Square* project is served by the Spectrum Irrigation Water Delivery District, therefore making use of reclaimed water for all landscape improvements, relieving demand on Gilbert's municipal potable water system.

CONCLUSION

When this re-plat is processed and approved, it will allow for the sale of the newly created parcels to the multi-family developer and other supporting retail and employment uses. *Novel/Val Vista Square* will become a location of choice for Gilbert residents who wish to live in a high-quality multi-family community in the vital central core of the horizontally mixed-use community, within walking distance of unique shopping and employment opportunities. The site's high-quality design, building architecture, lush landscaping, and premier amenities will set the development apart and help it become a valuable and attractive asset to the Town of Gilbert. In addition, the approval of this application will support Gilbert economic development goals by bringing new housing, employment, lodging and retail options for potential employees to the important employment areas along the Loop 202.